

\$7,995,000 - 13171 Boca De Canon Lane, Los Angeles

MLS® #25503569

\$7,995,000

3 Bedroom, 5.00 Bathroom, 3,853 sqft
Residential on 1 Acres

N/A, Los Angeles,

Tranquil and warm contemporary farmhouse in Brentwood's coveted Mandeville Canyon community. Perched on a 1 1/2 acre (+/-) tree-filled promontory at the end of a quiet country lane in lower Mandeville, this rare offering features unparalleled privacy with wrap-around canyon, tree-top and city views. Completely remodeled by the current owner with no expense spared, the property combines all the elements of traditional California ranch living with modern taste and every possible amenity. Vaulted beamed ceilings, two fireplaces, reclaimed wide board oak floors throughout. Floor-to-ceiling glass walls offer unobstructed views of the idyllic landscape. Sliding glass doors open onto the property's multiple outdoor seating areas and extensive backyard, a seamless integration of indoor and outdoor living which evokes a feeling of peacefulness and serenity not often found in Los Angeles. Fabulous cook's kitchen, dining area, and family room boasting a soaring wood ceiling, poured-in-place wood burning concrete fireplace and huge sliding doors which open onto a trellis-covered patio. Exceptional primary suite with lavish marble bath, large, fitted closet and floor-to-ceiling glass walls that opens to a resort-like pool and sprawling secluded yard featuring walking paths and mature sycamores and oaks. Two additional bedrooms and a cozy den with fireplace, home office with stellar canyon views, and butler's pantry/catering kitchen. Other features include a three-car garage,



large laundry room and backup generator.
One of a kind property with unparalleled
romance and charm for the most
discriminating buyer! True country feel in the
heart of the city!

Built in 1959

Essential Information

MLS® #	25503569
Price	\$7,995,000
Bedrooms	3
Bathrooms	5.00
Full Baths	1
Half Baths	2
Square Footage	3,853
Acres	1.41
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Offer
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	13171 Boca De Canon Lane
Area	C06 - Brentwood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90049

Amenities

Parking Spaces	3
Parking	Garage, Direct Access, Door-Multi, Garage Door Opener, Private, Side By Side, Tandem
Garages	Garage, Direct Access, Door-Multi, Garage Door Opener, Private, Side By Side, Tandem
View	Canyon

Has Pool	Yes
Pool	Heated, Private

Interior

Interior	Carpet, Stone, Tile, Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Refrigerator, Barbecue
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	February 27th, 2025
Days on Market	29
Zoning	LARE40
Short Sale	N
RE / Bank Owned	N

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