

\$2,395,000 - 9620 Heather Road, Beverly Hills

MLS® #25518355

\$2,395,000

4 Bedroom, 3.00 Bathroom, 2,824 sqft
Residential on 0 Acres

N/A, Beverly Hills,

FIRST OFFERING - The Leona S. And Rudolph H.T. Mattoni Residence, 1969. Leona and Rudolph (Rudi) Mattoni, partners in life and business, designed this three-level home, incorporating period features like cedar-shake siding, post-and-beam construction, soaring vaulted ceilings, and luminous clerestory windows. Each room prioritizes abundant natural light and an immediate connection to Coldwater Canyon's sylvan setting. Terraced exterior spaces and views of Coast Live Oak and neighboring Norfolk Island Pines stretch the lot lines to appear far beyond their measure. Rudi Mattoni, a renowned lepidopterist, environmentalist, and real estate investor, was a self-taught designer who built several houses, a laboratory, and two apartment complexes, often collaborating with his close friend, Robert Skinner, AIA. For this home, Rudi and Leona crafted a unique hybrid of California Modernism that marries the clean lines of Los Angeles midcentury design with the elegant and angular 1960s rusticity of the Sea Ranch. The garden, home to lush foliage and native wildlife and tended to by Leona, an educator and biologist with a detail-oriented knack for carrying construction and entrepreneurial projects to fruition, still spotlights the Wisteria, Camelias, and Magnolias planted before the completion of the house. The Mattoni Residence was built eight years after the 1961 Bel-Air fires destroyed Rudi's cherished home, an elegantly remodeled French Regency with a mid-century



addition previously belonging to the Master Architect, William S. Beckett. That house further exposed Rudi to the modernist aesthetic that would inform the homes, apartments, and furniture he would later design. The quest to build his own dream home took hold when Rudi married Leona in 1968, and they purchased an empty lot in Coldwater Canyon. There, they designed a multi-functional floor plan with options for a den, a family room, a craft room, multiple bedrooms, outdoor spaces for al-fresco dining and stargazing, and an upper-level studio with unparalleled views, a loft, and an en suite bath - a secluded space bursting with creative opportunities. Lovingly preserved, with original finishes intact, and sensitively updated with plumbing and electrical upgrades and seismic retrofitting, this residence represents the best of both worlds, a rare survivor of innovative midcentury architecture ideally suited for the 21st century.

Built in 1969

Essential Information

MLS® #	25518355
Price	\$2,395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,824
Acres	0.11
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Jeremy Steenblik
Listing Office	Modern California House

Community Information

Address	9620 Heather Road
Area	C02 - Beverly Hills Post Office
Subdivision	N/A
City	Beverly Hills
County	Los Angeles
Zip Code	90210

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	Canyon
Pool	None

Interior

Interior	Tile, Wood
Interior Features	Loft
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	3
Stories	Multi/Split

Additional Information

Date Listed	March 31st, 2025
Days on Market	17
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 9th, 2025 at 10:50pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.