

# \$5,995,000 - 1126 Coldwater Canyon Drive, Beverly Hills

MLS® #25520051

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## \$5,995,000

4 Bedroom, 5.00 Bathroom, 3,369 sqft  
Residential on 1 Acres

N/A, Beverly Hills,

Located on nearly three-quarters of an acre in the heart of Beverly Hills, this tennis court estate has a Coldwater address but is easily accessible from Woodland Drive, just north of Lexington Road. This 1940's sprawling ranch is the archetype of "formal country" living with a hedged grassy front lawn, covered porches, rear patios and lush landscape with towering pines. Interior design elements include wide plank peg and groove floors, three fireplaces, a large, curved bay window, wood paneled walls and dark iron fixtures and hardware. With a floor plan designed for bustling activity and occupants of all ages (including the K-9 variety), the open family and dining areas are flooded with natural light, with large windows and doors that incorporate the rear yard. This homey space has a fireplace, classic wet bar, and above, a private loft that offers a little getaway close to the action. If you're into sleep overs, this will be a big draw! The country kitchen has a separate entry and charming Dutch door opening to a covered porch. There are four bedrooms, three off the central hall, and one on the kitchen side of the house, separated for live-in help and guests. One en-suite bedroom has a bathroom designed to also service the pool. The primary suite is stepped-up cozy, with a sitting area, fireplace, and two bathrooms with large wardrobes. The floor plan also includes a powder room near the entry and a versatile great room next to the tennis court, perfect for an office with a separate entry, pool house, game room, or



gym. The property features a large swimming pool with a diving board (of course), spacious patio areas, and a full-size tennis court screaming fun. There is a large pad for parking for six cars, plus a carport for two additional cars. The home is minutes away from Beverly Hills, West Hollywood, Century City, and great public and private schools including Harvard-Westlake and Campbell Hall. If you want to nestle into the warmth of what a serene life in a busy, fast city can actually be, you have found the perfect home.

Built in 1949

### **Essential Information**

MLS® #	25520051
Price	\$5,995,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	3,369
Acres	0.73
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Andrea Korchek
Listing Office	The Agency

### **Community Information**

Address	1126 Coldwater Canyon Drive
Area	C01 - Beverly Hills
Subdivision	N/A
City	Beverly Hills
County	Los Angeles
Zip Code	90210

### **Amenities**

Parking Spaces	8
Parking	Carport, Driveway
Garages	Carport, Driveway
View	None
Has Pool	Yes
Pool	In Ground, Private

### **Interior**

Interior	Wood
Interior Features	Loft
Appliances	Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Guest Accommodations, Living Room, Multi-Sided
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	15
Zoning	BHR1*
Short Sale	N
RE / Bank Owned	N

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