

\$17,600,000 - 306 Cliffwood Avenue, Los Angeles

MLS® #25538816

\$17,600,000

6 Bedroom, 9.00 Bathroom, 11,392 sqft
Residential on 0 Acres

N/A, Los Angeles,

New Construction in coveted Brentwood Park. 306 N Cliffwood Avenue offers a rare opportunity to complete your dream estate with views. This expansive 11,392 SF residence is 95% completed with just the basement and small items to complete the vision. This masterfully envisioned by renowned architect Ken Ungar and developed by Rob Heltzer, delivers grand scale, exceptional privacy, and limitless potential. Set amid lush, mature landscaping, a grand circular motor court introduces the stately facade, where timeless architecture meets graceful scale and a commanding sense of arrival. Inside, light and elegance abound at every turn with soaring ceilings and multiple living and dining spaces. Expansive French doors illuminate the space with natural light and allow for effortless indoor-outdoor living. Upstairs, the primary suite offers a private oversized balcony overlooking the lush grounds, a romantic fireplace, dual walk-in closets, and his and her spa-inspired bathrooms. The resort-like pool and spa, built-in barbecue, and lush, manicured landscaping come together to create a seamless setting for gatherings that flow effortlessly from day to night. The basement level remains unfinished, but is structured for a gym, media room, rec room, wine cellar, and bedroom. Just moments from top-rated schools, dining, shopping and entertainment, 306 N Cliffwood Ave unveils a truly rare opportunity to embrace enduring value and the epitome of Westside living. This



is one you won't want to miss. *Property to be sold in AS-IS Condition. Bankruptcy Sale*

Built in 2025

Essential Information

MLS® #	25538816
Price	\$17,600,000
Bedrooms	6
Bathrooms	9.00
Full Baths	5
Half Baths	2
Square Footage	11,392
Acres	0.44
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Cynthia Ambuehl
Listing Office	Christie's International Real Estate SoCal

Community Information

Address	306 Cliffwood Avenue
Area	C06 - Brentwood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90049

Amenities

Parking Spaces	8
Parking	Door-Multi, Driveway, Garage, On Street
Garages	Door-Multi, Driveway, Garage, On Street
View	Trees/Woods
Has Pool	Yes
Pool	In Ground

Interior

Interior	Tile, Wood
Interior Features	Walk-In Closet(s), Walk-In Pantry, Wine Cellar
Appliances	Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Outside
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	May 16th, 2025
Days on Market	139
Zoning	LARE20
Short Sale	N
RE / Bank Owned	N

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