

# \$47,500 - 306 S Anita Avenue, Los Angeles

MLS® #25568485

**\$47,500**

5 Bedroom, 7.00 Bathroom, 6,226 sqft

Residential Lease on 0 Acres

N/A, Los Angeles,

Presenting an exquisite brand-new construction Modern Farmhouse home designed by architect Charles A. Samson. In the heart of Brentwood, this extraordinary contemporary estate offers the finest in luxury living with 5 spacious bedrooms, each featuring its own ensuite bath and walk-in closets. This home spans a generous 6226 sq ft of living space on a 8250 sq ft lot. Designed for comfort and elegance, every detail of this property has been carefully considered to create a sophisticated and private sanctuary. Perfect for entertaining, the expansive formal living and dining rooms boast soaring ceilings, large windows, and refined finishes. Multiple marble fireplaces throughout the home provide warmth and ambiance in both common areas and private retreats. The chef's kitchen has custom cabinetry, Carrera quartz countertops, a walk-in pantry and features top-of-the-line appliances including a SubZero Refrigerator, Wolfe 8-Burner Range, an oversized island, and ample prep space. The kitchen space is open to a large family room, where there is a seamless transition through an extra wide pocket window doors to the backyard for year-round enjoyment of the gorgeous covered pool and spa, making this the ultimate space for relaxing and entertaining around the fire pit. For alfresco dining and entertaining, enjoy a state-of-the-art outdoor kitchen, covered Gazebo complete with a BBQ and refrigerator. The lower level features an expansive recreation room perfect for casual



living or creating additional spaces for play. An extra-large movie theatre room offers high definition projector and surround sound, the perfect setting for movie nights or private screenings. The versatile downstairs also includes a dedicated poker or pool room. A beautifully designed 100 bottle wine wall adds both functionality and a touch of sophistication to the lower level. There is a 2 car garage with a back up refrigerator, built-ins and plenty of additional storage. This home is situated in one of the most sought-after neighborhoods in Los Angeles -Brentwood where luxury, convenience, and lifestyle converge. Close proximity to Brentwood Farmers Market, Brentwood Country Mart, San Vicente Boulevard's boutique shops and fine dining. Enjoy the best of both worlds: a peaceful, private retreat just moments away from the vibrant amenities and culture Brentwood has to offer.

Built in 2025

## Essential Information

MLS® #	25568485
Price	\$47,500
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	6,226
Acres	0.19
Year Built	2025
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Colleen Dolan Vinetz
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

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

## Amenities

Utilities Gardener, Pool  
Parking Spaces 2  
Parking Garage, Concrete, Door-Multi, Electric Gate  
Garages Garage, Concrete, Door-Multi, Electric Gate  
View Pool  
Has Pool Yes  
Pool In Ground, Pool Cover, Salt Water  
Security Fire Detection System, Smoke Detector(s), Gated Community

## Exterior

Lot Description Back Yard, Front Yard, Lawn, Landscaped  
Windows Double Pane Windows  
Foundation Slab

## Interior

Interior Wood  
Interior Features Recessed Lighting, Walk-In Closet(s), Bar, Breakfast Bar, Cathedral Ceiling(s), Multiple Staircases, Storage, Walk-In Pantry, Wet Bar  
Appliances Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Barbecue, Double Oven, Gas Cooktop, Gas Oven  
Heating Central  
Cooling Central Air, Dual  
Fireplace Yes  
Fireplaces Living Room, Great Room  
# of Stories 3  
Stories Three Or More

## Additional Information

Date Listed August 25th, 2025  
Days on Market 88  
Zoning LAR1

Short Sale N  
RE / Bank Owned N

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