

\$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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