

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

MLS® #25568485

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## \$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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