

\$26,500,000 - 127 Burlingame Avenue, Los Angeles

MLS® #25574417

\$26,500,000

7 Bedroom, 7.00 Bathroom, 9,000 sqft

Residential on 0 Acres

N/A, Los Angeles,

Located in prestigious Brentwood Park on one of its most desirable streets, 127 South Burlingame Avenue is a gated estate offering 9,000 square feet of custom-built living space across two levels. Set on a 19,406-square-foot lot, the home features seven ensuite bedrooms, each with a private terrace.

Thoughtfully designed and built by Muskoka Living's Cory DeFrancisco as a personal residence, the home reflects his signature approach to livable luxury and embodies the California lifestyle. Layered, organic design, abundant natural light and a soft, tonal color palette all work in quiet harmony for an effortless feel. Yet every detail was meticulously considered and crafted, with a focus on gently arched, organic forms throughout and aligned materials across rooms to create continuity. Soaring, 12.5-foot ceilings, rustic oak flooring, wire-brushed poplar and fluted wood paneling, and layered stone lend warmth and sophistication throughout the home. Nearly every piece, from furniture to cabinetry, flooring and lighting, was designed and fabricated in-house by Muskoka Living. The result is a relaxing and seamless flow from formal entertaining spaces on the main level to an open-concept family room and kitchen with bespoke, pale oak cabinetry and an arched wet bar in the dining area. A curved kitchen island is topped with beautifully veined, Calacatta Reclusa marble countertops, and a showstopping set of custom-designed white pendant lights, whose repeated circular motifs



echo other curved forms in the home. Matching marble backsplash and top-tier, professional-grade appliances complete the elegant space. Outside, a modern, Santa-Barbara-inspired landscape design is layered with an East Coast sensibility, featuring clean lines, Italian black granite pavers and low-maintenance hardscaping. Mature olive and citrus trees frame a sunlit backyard that's anchored by a pool and spa, with a detached, poolside guest house, and a sports court. A finished three-car garage and ample gated driveway parking complete the property. Located just moments from Brentwood Country Mart and Brentwood Country Club. Known for its wide, tree-lined streets, large estate lots, and timeless appeal, Brentwood Park is centrally located for easy access to Los Angeles' premier dining, shopping and lifestyle offerings. The setting is both peaceful and central, offering a rare blend of privacy and proximity to the best of the Westside.

Built in 2022

Essential Information

MLS® #	25574417
Price	\$26,500,000
Bedrooms	7
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	9,000
Acres	0.45
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	H. Blair Chang

Listing Office The Agency

Community Information

Address 127 Burlingame Avenue
Area C06 - Brentwood
Subdivision N/A
City Los Angeles
County Los Angeles
Zip Code 90049

Amenities

Parking Spaces 7
Parking Door-Multi, Garage, Gated, Private
of Garages 3
Garages Door-Multi, Garage, Gated, Private
View None
Has Pool Yes
Pool In Ground, Private
Security Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Fire Sprinkler System, Security Gate

Exterior

Lot Description Back Yard, Front Yard, Landscaped, Yard, Lawn, Secluded
Roof Composition, Slate

Interior

Interior Wood
Interior Features Walk-In Pantry, Bar, Breakfast Bar, Dressing Area, High Ceilings, Jack and Jill Bath, Walk-In Closet(s), Wine Cellar, Wood Product Walls
Appliances Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Barbecue, Built-In, Double Oven, Gas Cooktop, Range
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Living Room, Family Room
of Stories 2
Stories Two

Additional Information

Date Listed August 7th, 2025

Days on Market	55
Zoning	LARE20
Short Sale	N
RE / Bank Owned	N

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