

# Mandeville Garden Hideaway



3588 Mandeville Canyon Rd, Brentwood | \$2,199,000 | [3588Mandeville.com](http://3588Mandeville.com)  
3 bd | 3 ba | 2,100+ sq ft | 14,000+ sq ft lot

A garden hideaway in Mandeville. This sophisticated California Ranch home offers over 2,100 sq.ft. of well-designed living space on a lush 14,000+ sq.ft. lot. Walled and gated for privacy, the front yard opens to a charming porch and a warm, welcoming interior that blends comfort, versatility, and timeless charm - set against a backdrop of vibrant landscaping and canyon greenery. A formal entry leads into vaulted living and dining rooms with dark refinished oak floors, a fireplace, and walls of glass that open to the backyard. Skylights throughout the home fill the space with natural light, and the living room, sunroom, and primary suite all connect seamlessly to the rear yard, where grassy areas and a flagstone patio surround a freeform pool framed by citrus trees and lush plantings. The kitchen is bright and functional, featuring stainless steel appliances and room for a breakfast table with views of the front garden - and one of Brentwood's only vineyards just across the street. Two bathrooms have been tastefully updated, and a third has been completely remodeled. A separate laundry room adds ease to daily living. The oversized den - with vaulted ceilings and matching wood floors - is ideal for a gym, studio, media room, or flexible second living area. In the bedroom wing, two guest rooms share a Jack and Jill bath, while the spacious primary suite includes vaulted ceilings, a fireplace, walk-in closet, and en-suite bath. Additional features include central HVAC, dual-pane windows, recessed lighting, and a two-car garage with direct entry. Lush, light-filled, and full of soul - this is Mandeville living at its best.



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**3588 Mandeville Canyon Rd**  
Los Angeles, CA 90049

**3  
Beds**

**Baths 3.00  
(3F 0T 0H 0Q)**

**2,104 Sqft  
Assessor**

Single Family  
**LP \$2,199,000** 



<b>Area</b>	6 Brentwood
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$1,045.15
<b>Lot Size</b>	14,227/Assessor
<b>HOA Fee 1 &amp; 2</b>	
<b>MLS#</b>	25556675
<b>APN</b>	4490-020-005

**Directions:** Mandeville Canyon Rd: East side of Mandeville Canyon Rd before Hollyhock Pl.

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Structure Info	
<b>Year Built/Source</b>	1956/Assessor
<b>View</b>	Canyon, Vineyard
<b>Stories</b>	1
<b>Guest House</b>	None
<b>PUD</b>	No
<b>Sewer</b>	Septic
<b>Style</b>	Ranch

Land/Lot Info	
<b>Zoning</b>	LARE15
<b>Land Type</b>	
<b>Land Lease Purchase</b>	No
<b>Horse Property</b>	No
<b>Lot Acreage</b>	0.327
<b>Special Zone</b>	Property Report
<b>Addl Parcel</b>	No

Contract Info		DOM 49
<b>List Date</b>	06-26-2025	
<b>List Price</b>	\$2,199,000	
<b>Orig List Price</b>	\$2,350,000	
<b>Status Date</b>	06-26-2025	
<b>Change Date/Type</b>	08-14-2025/Price Change	
<b>Sale Type</b>	Standard	
<b>Seller Concessions?</b>	Maybe	
<b>Co-Ownership</b>	No	

Community/Development	
<b>Tax Mello Roos</b>	No
<b>Complex/Assoc Name</b>	
<b>Assoc Amenities</b>	
<b>Assoc Fees Include</b>	
<b>Assoc Pet Rules</b>	
<b>Community Features</b>	
<b>Rental Restrictions</b>	No
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	

Parking Details	
<b>Parking Type</b>	Garage - 2 Car, Attached
<b>Total Spaces</b>	2
<b>Covered Spaces</b>	2
<b>Uncovered Spaces</b>	0
<b>Garage Spaces</b>	2
<b>Carport Spaces</b>	0

Interior Features	
<b># Fireplaces/Details</b>	2/Primary Bedroom, Living Room
<b>Furnished</b>	Unfurnished
<b>AC/Cooling</b>	Central, Air Conditioning
<b>Heating</b>	Central
<b>Flooring</b>	Hardwood
<b>Equip/Apppl</b>	Dishwasher, Dryer, Built-Ins, Garbage Disposal, Microwave, Washer, Refrigerator, Range/Oven, Water Filter
<b>Laundry</b>	Room

Exterior Features	
<b>Pool</b>	In Ground, Heated
<b>Spa</b>	None
<b>Tennis/Courts</b>	None
<b>Roofing</b>	Asphalt Shingle
<b>Fence</b>	Privacy Fence

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2025 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Tregg Rustad CALDRE# 01349144

scan for more info



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