

# Mandeville Garden Hideaway



3588 Mandeville Canyon Rd, Brentwood | For Lease \$8,500/month  
3 bd | 3 ba | 2,100+ sq ft | 14,000+ sq ft lot | [3588Mandeville.com](http://3588Mandeville.com)

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. Minimum of a 1-Year Lease. Tenant to Pay ALL Utilities.



TREGGRUSTAD 310.623.8825  
PETER MAURICE 310.623.8819

**MR MAURICE & RUSTAD**  
TRUST. EXPERIENCE.

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

**3  
Beds**

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

**2,104 Sqft  
Assessor**

Lease  
**LP \$8,500**

  
**Active**



<b>Area</b>	6 Brentwood
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$4.04
<b>Lot Size</b>	14,227/Assessor
<b>SFR or Condo/Apt or ADU</b>	SFR
<b>Furnished</b>	Unfurnished
<b>MLS#</b>	25613125
<b>APN</b>	4490-020-005

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

**Remarks:** 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. Minimum of a 1-Year Lease. Tenant to Pay ALL Utilities.

Lease Terms	
<b>Security Deposit</b>	\$17,000
<b>Available Date</b>	
<b>Credit Report Amount</b>	
<b>Credit Report Req.</b>	Yes
<b>Lease Terms</b>	1+Year
<b>Lease Length</b>	
<b>Month to Month</b>	No
<b>Deposit Garage</b>	
<b>Deposit Key</b>	
<b>Deposit Other</b>	
<b>Deposit Pet</b>	
<b>Tenant Pays</b>	Cable TV, Electric, Gas, Water, Trash

Structure Info	
<b>Year Built/Source</b>	1956/Assessor
<b>Stories</b>	1
<b>Attached/Detached</b>	Single Family, Detached
<b>Building Type</b>	Single Family, Detached
<b>Unit Floor #</b>	
<b>Style</b>	Ranch
<b>View</b>	Canyon, Vineyard
<b># in Complex</b>	
<b>Unit Location</b>	
<b>Exposure</b>	
<b>Guest House</b>	None
<b>Levels</b>	One Level

Contract Info		DOM 4
<b>List Date</b>	10-30-2025	
<b>List Price</b>	\$8,500	
<b>Orig List Price</b>	\$8,500	
<b>Status Date</b>	10-30-2025	
<b>Change Date/Type</b>	11-01-2025/Back On Market	
<b>Seller Concessions?</b>	Yes	
<b>For Sale</b>	Yes	
<b>Lease Option</b>	No	

Community/Development	
<b>Pets Allowed/Rules</b>	Call
<b>Assoc Amenities</b>	None
<b>Community Features</b>	
<b>Highrise Amenities</b>	

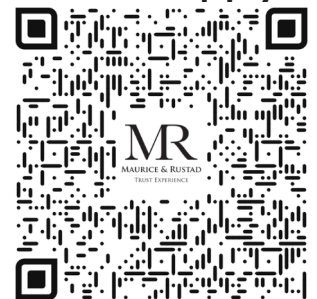
Parking Details	
<b>Parking Type</b>	Garage - 2 Car, Attached
<b>Total Spaces</b>	2
<b>Covered Spaces</b>	2
<b>Uncovered Spaces</b>	0
<b>Garage Spaces</b>	2
<b>Carport Spaces</b>	0

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

Exterior Features	
<b>Pool</b>	In Ground, Heated
<b>Spa</b>	None
<b>Tennis/Courts</b>	None
<b>Patio</b>	Patio Open, Porch - Front

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 to apply



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