



# Valley Crescent

4  
Bedrooms

7  
Bathrooms

6,426  
Living Area

30,964  
Lot Area



# Valley Crescent

Award-winning Prime Trousdale designed by master architect Edward Fickett, FAIA. This tennis court estate, with grandfathered in night lights that can never be done again in Trousdale, features privacy, volume, and resort-like amenities. Tucked behind gates, this impressive residence is situated on a jumbo lot, boasts architectural pedigree, floor-to-ceiling windows, and A+ views of the city and Pacific Ocean. Home is move-in ready, but the historical tag has been removed which allows for major renovations to be done if desired. A buyer can choose to move forward with the approved plans to expand on the historical nature of the property, which already include 18' ceilings and dramatic roof elevation change, or keep it in its current state. Double door entry reveals an open and versatile floor plan showcasing a light-and-bright formal living room, an indoor living tree and an elevated dining room. A spacious upstairs primary suite has it all; a loft area, dual bathrooms, walk-in closets, and a terrace with breathtaking views. The sun drenched, dine-in, gourmet kitchen was renovated with a bold, yet classic palette and finished with a large island counter, breakfast bar, and fine appliances. A sitting room features an entertainer's bar, a double-sided fireplace, treetop views and access to a flat grassy outdoor pad. The home's exterior offers an inviting backyard with pool and large patio, a full-size and flood-lit n/s tennis court, fire pit, and a generous space for a gathering. Close to all that Beverly Hills has to offer, this offering is not to be missed.

## Interior

Total bedrooms	4
Total bathrooms	7
Full bathrooms	7

## Area & Lot

Living area	6,426sq.ft.
Lot area	30,964sq.ft.
Year built	1978
Neighborhood	Beverly hills
Architecture styles	Contemporary
View description	City, city lights, ocean

## Exterior

Stories	2
Parking	10

