



Pristine House

10
Bedrooms

14
Bathrooms

12,125
Living Area

40,680
Lot Area



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Also available for sale at \$38,500,000. If you've seen this property before, you won't recognize it now. Unbelievable long-term furnished lease for highly-qualified tenants. Newly refreshed spectacular double-lot (APN's 4345-010-011 and 4345-010-010) gated compound with 200 feet of frontage on one of most coveted Westend 800 blocks in all of the Flats of Beverly Hills. 812 N. Bedford consists of a magnificent 1987-built 2sty 5BD Contemporary Mediterranean with voluminous scale (9,288 sq ft per public records). Comfortably elegant and featuring super high ceilings, imposing 2sty skylit entry foyer, wood floors, mouldings, French doors, and great natural light, this home is designed to impress. 4 sizeable bedroom suites upstairs including a mammoth owner's suite which displays high beamed ceilings, a private terrace, two fireplaces, dual luxe baths, and dual walk-ins. Wonderful entertainment flow with the huge living room opening to a great office/den which opens to the family room and the grounds thereafter. Fabulous skylit cook's kitchen and breakfast area open to the grounds as well. Resort-like outdoor elements include a full-size lighted Tennis Court, pool/spa, large pool house, complete BBQ Center, patios, lawns, and mature foliage. 814 N. Bedford was newly custom built in 2010 as an annex to 812 N. Bedford and exhibits a perfectly-scaled and decorated 2sty 5BD Mediterranean (2,837 sq ft per recent measurement) with enviable kitchen and baths. It can be utilized as a grand guest structure facilitating a dual-family estate like no other. Each home has an attached 2 car garage for security along with a detached 2 car garage off of the alleyways totaling 8 garage spaces in addition to the front driveways for maximum off-street parking. This is that rare compound in the heart of one of the most recognized cities in the world and moments from the best amenities in Beverly Hills and the Westside of Los Angeles.

Interior

Total bedrooms	10
Total bathrooms	14
Full bathrooms	14

Financial

Price upon request	
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Area & Lot

Living area	12,125sq.ft.
Lot area	40,680sq.ft.
Neighborhood	Beverly hills
Architecture styles	Contemporary
View description	Hills, tree top

Exterior

Stories	2
Parking	15



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