



Amber Amber

6
Bedrooms

7
Bathrooms

7,100
Living Area

66,466
Lot Area



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Perched on one of the largest elevated lots in Benedict Canyon, the opportunity to conceive an ultra-modern masterpiece beyond your wildest dreams awaits. Bold and striking yet one with nature, 3001 Benedict Canyon Drive is a study in contrasts. The existing iconic California modern estate blurs the lines between the interior living space and nature, featuring an abundance of ceiling-height glass, natural materials, and a muted palette. The stunning interior flows beautifully from the designer kitchen to the living and dining rooms for the ideal place to host in luxury. Walls of glass disappear, creating a seamless connection with the outdoor entertaining space. Your impeccably designed outdoor space features a lengthy pool and spa, a fire pit, and multiple seating areas with million-dollar views of the Los Angeles skyline and rolling canyons. All this, plus a shovel-ready 1.6-acre lot next door, presents a pristine opportunity to develop a world-class luxury lifestyle estate up to 22,000 square feet, be it an homage to mid-century design, a lavish private retreat, or a space dripping in transitional style and five-star resort-like living. Exclusive privacy with the convenience of modern amenities nearby can all be yours at this one-of-a-kind canvas for your showpiece canyon estate.



**6
BEDS**



**7
BATHS**



**7,100 SQ.FT.
LIVING
AREA**



**66,466
SQ.FT.
LOT**

FEATURES & AMENITIES

INTERIOR

TOTAL BEDROOMS	6
TOTAL BATHROOMS	7
FULL BATHROOMS	7

EXTERIOR

STORIES	2
PARKING	24

AREA & LOT

STATUS	For Sale
LIVING AREA	7,100 Sq.Ft.
LOT AREA	66,466 Sq.Ft.
TYPE	Residential
YEAR BUILT	1937
NEIGHBORHOOD	Beverly Hills
ARCHITECTURE STYLES	Modern
VIEW DESCRIPTION	Canyon, Hills, Tree Top



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