



Retreat Grandeur

5
Bedrooms

7
Bathrooms

7,200
Living Area

20,963
Lot Area



Retreat Grandeur

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See agent remarks regarding lease. Behind gates sits this remodeled and reinvented tennis court estate on a 21,000-square-foot flat lot. This Spanish home with a dramatic 2-story entry features a living room with vaulted ceilings, a great room which includes chef's kitchen, family room, informal dining area, additional fam room perfect for a screening room, that all open out to the resort-like backyard. Formal dining area with coffered ceilings maintain the original detail of the home. Four bedrooms up, including what could be two master suites, fifth bedroom down. Outside is a yoga studio and separate pool bathroom. Backyard also includes pool, gas fireplace, tennis court, and a beautiful grassy area great for entertaining.

Interior

Total bedrooms	5
Total bathrooms	7
Full bathrooms	7

Area & Lot

Living area	7,200sq.ft.
Lot area	20,963sq.ft.
Year built	1926
Neighborhood	Beverly hills
Architecture styles	Sp

Exterior

Stories	2
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ALL VISITORS TO THE PROPERTY MUST ABIDE BY THE FOLLOWING RULES



WEAR A PROTECTIVE
FACE COVERING



WASH YOUR HANDS WITH SOAP
AND WATER OR USE HAND SANITIZER



PRACTICE SOCIAL DISTANCING BY
KEEPING AT LEAST SIX FEET BETWEEN
YOURSELF AND OTHERS



AVOID TOUCHING KNOBS, FAUCETS, TOILETS
AND TOILET HANDLES, COUNTERS, LIGHT
SWITCHES, AND OTHER SUCH ITEMS



AFTER VIEWING, DISCARD ANY DISPOSABLE
GLOVES, FACE COVERINGS, OR SHOE
COVERINGS WORN DURING THE VISIT

IF YOU ARE CURRENTLY AFFLICTED WITH, OR WITHIN
THE LAST 14 DAYS, HAVE BEEN IN CONTACT WITH
SOMEONE AFFLICTED WITH COVID-19, OR HAVE ANY
SYMPTOMS SUCH AS FEVER, COUGH OR DIFFICULTY

Unless otherwise specified, Broker has adopted the Mandatory Government Showing Requirements, including Best Practices and Prevention Plan (C.A.R. Document BPPP) as Broker's prevention plan.

ALL PERSONS ENTERING THIS PROPERTY AGREE TO THESE POSTED RULES

- **Prior to entering this property**, you must have already signed a Coronavirus Property Entry Advisory and Declaration form (C.A.R. Form PEAD-V) and delivered a copy of that signed form to the Listing Agent. The PEAD-V form is your agreement that you will take all reasonable and necessary precautions to protect yourself and others from the spread of COVID-19.

You agree to the following:



Washing your hands with soap and water or using hand sanitizer immediately upon entry and before touring or inspecting the property.



Wearing a protective face covering.



Practicing social distancing by keeping at least six feet between yourself and others, and not gathering in groups.



Avoid touching surfaces or items in the property. All persons on property for in-person showings should avoid touching knobs, faucets, toilets and toilet handles, light switches, garage door opener buttons, handles and pulls, alarm system controls, fan pulls, remotes, thermostats, switches, gates and gate latches, window locks and latches, pool coverings, counters, door and cabinet handles, sinks, and other such items. If you believe it necessary to touch surfaces or items in the property, consider the risks of doing so; and



Discarding any disposable gloves, face coverings, or shoe coverings worn during the visit, upon exiting the property.

- You will exercise care to protect yourself, and assess your own risks, by considering your age, underlying health conditions, recent travel, possible exposure to COVID-19, doctor's recommendations, and local, State and Federal recommendations. You agree and understand that it is your responsibility to evaluate the risks and protect yourself.
- You will follow all Federal, State, and local laws and Stay Home Orders, even though such laws and orders may be changing rapidly.
- **For the safety of all, you represent that:**
 - To the best of your knowledge, you are not currently afflicted with, and have not knowingly, within the last 14 days, been in contact with someone afflicted with, COVID-19;
 - You are not experiencing a fever, or signs of respiratory illness such as cough, shortness of breath or difficulty breathing, or other COVID-19 symptoms;
 - You understand that persons may be afflicted with COVID-19 and: (i) not exhibit symptoms; (ii) not be aware that they are afflicted or (iii) may not voluntarily agree to disclose their condition; and
 - You will inform Broker if, after the date this document is signed, there is a change in your health condition or knowledge that potentially puts others at risk.

THIS NOTICE IS POSTED TO COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH. ADDITIONAL NOTICE OR ENTRY STANDARDS MAY BE REQUIRED BY LOCAL LAW.

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C.A.R. Document PRE

