



Retreat Grandeur

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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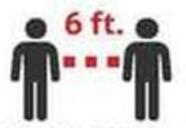


ALL VISITORS TO THE PROPERTY MUST ABIDE BY THE FOLLOWING RULES





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 AFFLICTED WITH COVID-19, OR HAVE ANY

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 entaring this property, you must have already signed a Corpmaning Property Entry Advisory and Declaration from 6C A R. Form PEAD-VI and delivered a copy of that signed from to the Listing Agent. The PEAD-V form is your agreement that you will take all resoonable and recessary precautions to protect yourself and others from the operad of COVID-19.

You agree to the following:



Westing your hands with noop and water or coing hand sanitizer immediately upon entry and before touring or impecting the property:



Wearing a protective face covering:



Fractions ookid distancing by keeping at least als feat between yourself and others, and not authoring in groups.



Arout touching surfaces or items in the property. All persons on property for in-person showings should avoid touching knobs, faucets, tolers and toler handles, light owitches, garage door openier buttons, handles and pulls, alarm system controls, fan pulls, remotes, thermostats, switchtsches, gates and gate Leiches, window locks and sasters, pool coverings, counters, door and calmet handles, sinks, and other such kness. If you before it necessary to houch surfaces or items in the property, consider the risks of doing six; and



Discarding any disposable gloves, face coverings, or above coverings worn during the visit, spice exiting the property.

- You will exercise care to protect yourself, and assets your new risks, by considering your age, underlying health conditions, recent travel, possible exposure to COVID-79, doctor's recommendations, and total, 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 capility.
- . For the safety of all, you represent that:
 - Its the best of your knowledge, you are not currently afficted with, and have not knowingly, within the last 14 days, teem in contact with summone afficied with, COVID-TE.
 - Time are not experiencing a favor, or signs of respiratory illness such as cough, shortness of breath or difficulty breathing, or other COVED-19 symptoms:
 - You understand that persons may be affected with CQVID-19 and, (i) not exhibit symptoms; (ii) not be aware that they are affected or (iii) may not voluntarily agree to disclose their condition; and
 - If 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 ALTH, ACCITIONAL NOTICE OR ENTRY STANDARDS MAY BE REQUIRED BY LOCAL LAW.

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