



**Pristine Estate**

**5**  
Bedrooms

**7**  
Bathrooms

**8,481**  
Living Area

**35,095**  
Lot Area





Pristine Estate



# Pristine Estate

Spectacular Mediterranean compound in Bel Air. Gated, up a private drive with ample parking. Exquisite home with every amenity. Romantic beamed ceiling, living room with French doors. Large dining room with coffered ceiling and custom designed library. Beautiful eat-in kitchen that opens to family room. Housekeepers room and powder room complete the main level. Upstairs features a stunning primary suite with marble bath and large walk-in closet. There are 3 additional bedroom suites. The lower level contains a martini bar, game area, and movie theatre. The guest house, which is currently used as an office, can be a 6th bedroom suite. Resort-like yard with logia, outdoor kitchen, several entertaining areas and swimmers pool & spa. The ultimate LA lifestyle!

## Interior

Total bedrooms	5
Total bathrooms	7
Full bathrooms	7

## Area & Lot

Living area	8,481sq.ft.
Lot area	35,095sq.ft.
Year built	2015
Neighborhood	Bel-air
Architecture styles	Modern
View description	Canyon

## Exterior

Stories	2
Parking	5

## Financial

Price upon request	
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2770 ROSCOMARE ROAD | LOS ANGELES, CA 90077

**Total Finished  
Square Footage: 8,481 SQ FT**

*Above-Grade: 6,962 SQ FT Below-Grade: 1,519 SQ FT*

• **Main Residence: 7,761 SQ FT**

- Main Level: 3,620 SQ FT
- Upper Level: 2,602 SQ FT
- Lower Level: 1,539 SQ FT

• **Guest House: 720 SQ FT**

Plus 720 SQ FT Detached 3-Car Garage

Plus 34 SQ FT Mech Room on Main Level

Plus 582 SQ FT Storage/Mech Room on Lower Level

Plus 273 SQ FT Shed 1/Shed 2/Shed 3

Calculated per ANSI Standard Z765-2003

\* Total Finished & Unfinished Square Footage: 10,090 SQ FT



**MAIN RESIDENCE  
UPPER LEVEL**  
2,602 SQ FT



**MAIN RESIDENCE  
LOWER LEVEL**  
1,539 SQ FT



**GUEST HOUSE**  
(ABOVE DETACHED GARAGE)  
720 SQ FT



**SHED 1**  
117 SQ FT



**SHED 2**  
100 SQ FT



**SHED 3**  
56 SQ FT





