

**Pristine Estate** 

5 Bedrooms 7 Bathrooms 8,481 Living Area 35,095 Lot Area



# **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	Modern
styles	
View description	Canyon

### **Exterior**

Stories	2
Parking	5

# **Financial**

Price upon	
request	













































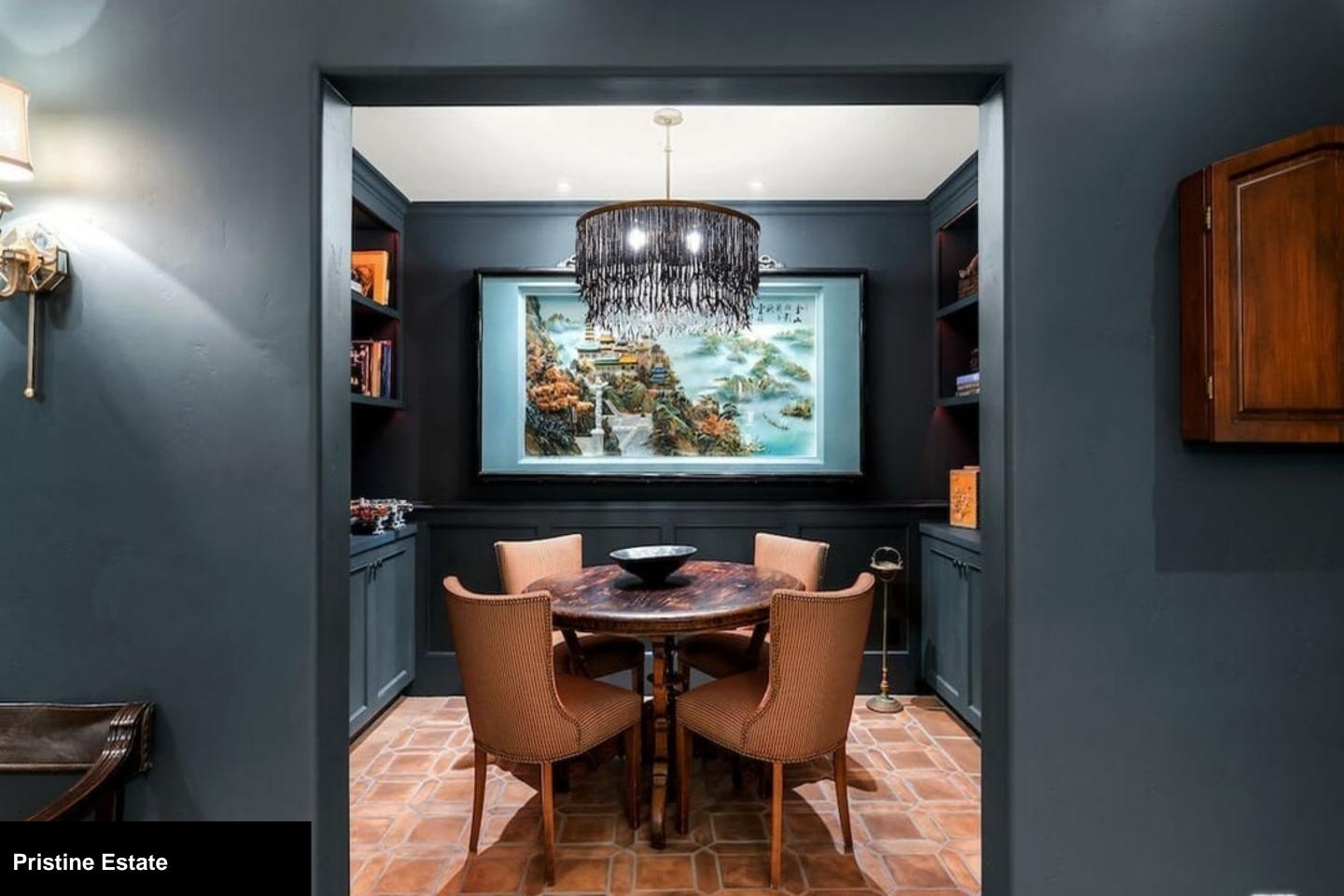
































#### 2770 ROSCOMARE ROAD | LOS ANGELES, CA 90077

#### **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: 3,600 SQ FT
  - Upper Level: 2,602 NQ 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 Storege/Mech Room on Lower Level

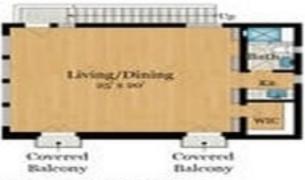
Plus 273 SQ FT Shed 1/Shed 2/Shed 3 Calculated per ANSI Standard 2765-2003

\* Total Finished & Unfinished Squace Footage: 20,090 SQ FT



MAIN RESIDENCE UPPER LEVEL 2,622 SQ FT

MAIN RESIDENCE LOWER LEVEL 1.519 SQ FT



GUEST HOUSE (ABOVE DETACHED GARAGE) 720 SQ FT







SHED 2 100 SQ FT



SHED 3 56 SQ PT



