



Orchid Manor

8
Bedrooms

11
Bathrooms

11,000
Living Area

87,111
Lot Area



Orchid Manor

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Revered as one of the most notable trophy lots in Trousdale and sited just above the landmark Greystone Mansion, this incomparable 2 acre compound boasts expansive views from Downtown to Century City and sits privately behind gates. Completed in 2002, this grandfathered in estate bears 16.5-18 foot roof pitches, an unparalleled rarity in Trousdale. The meticulously refined main residence offers 5 bedroom suites and 9 baths, with a detached guest house offering 3 beds and 2 baths with a kitchen, dining and living rooms. The outdoor oasis features a Venetian style stone pool and spa with outstanding water features, a standalone pool house and resort like landscaping, offering the ultimate in privacy, seclusion, and elegance. This marquee estate is uniquely positioned as both a world-class redevelopment opportunity that also offers a true, one-off chance to acquire a magnificent piece of residential craftsmanship residing in one of the most exclusive enclaves in the world.

Interior

Total bedrooms	8
Total bathrooms	11
Full bathrooms	11

Area & Lot

Living area	11,000sq.ft.
Lot area	87,111sq.ft.
Year built	1974
Neighborhood	Beverly hills
Architecture styles	Modern
View description	City, city lights

Exterior

Stories	1
Parking	18



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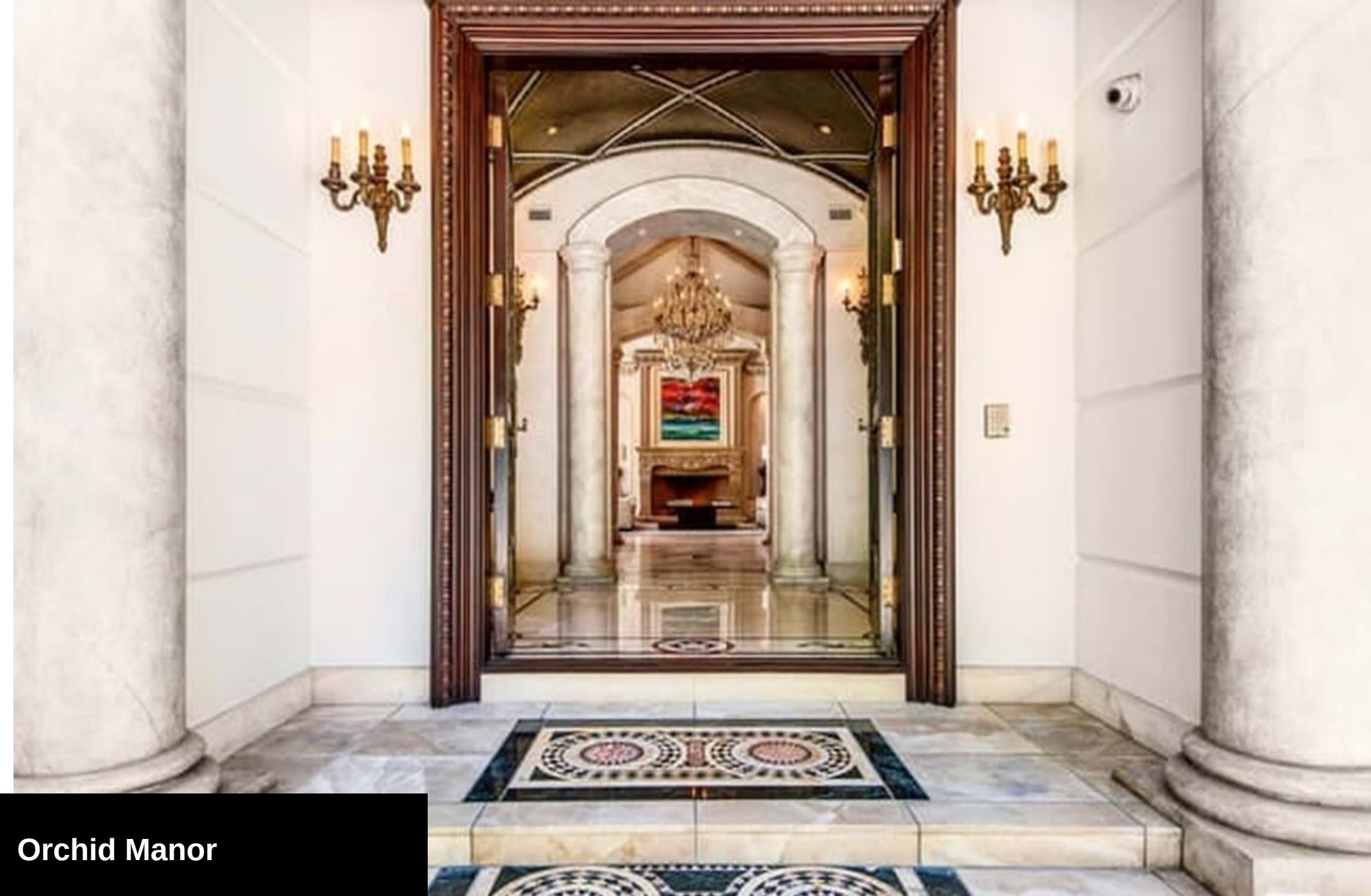
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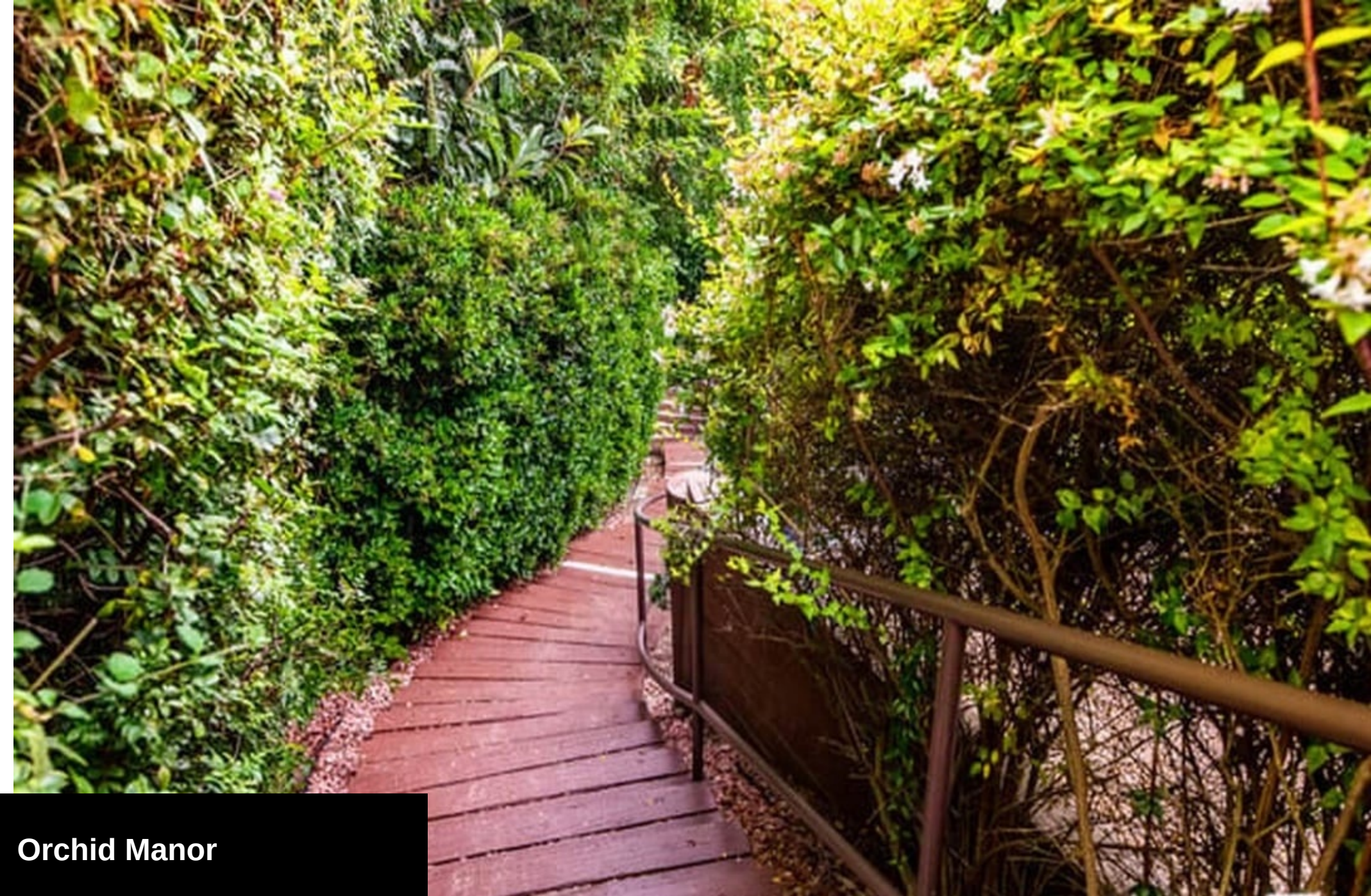
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ALL PERSONS ENTERING THIS PROPERTY AGREE TO THESE POSTED RULES

- **Prior to entering this property,** you must have already signed a Coronavirus Property Entry Advisory and Declaration form (C.A.R. Form PEAD) and delivered a copy of that signed form to the Listing Agent. The PEAD 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, switchboxes, gates and gate latches, window locks and sashes, 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 COVID-19 symptoms;

be afflicted with COVID-19 and; (i) not exhibit symptoms; (ii) not be
may not voluntarily agree to disclose their condition; and

date this document is signed, there is a change in your health condition or

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

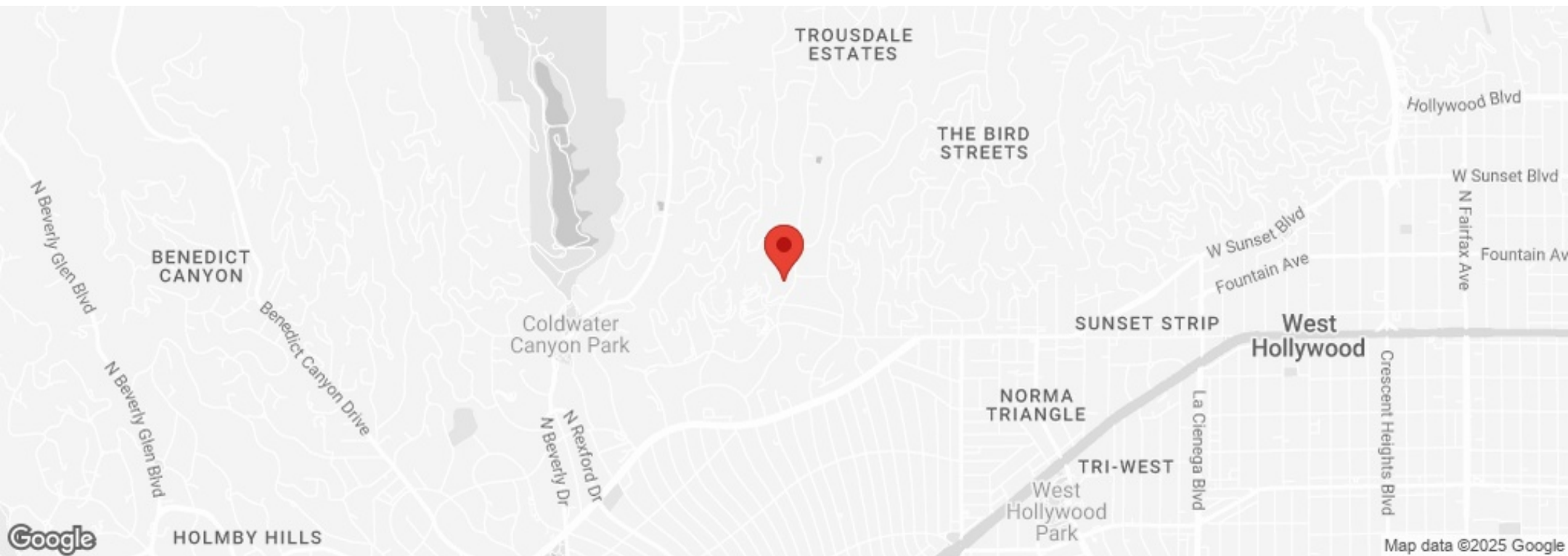


AVOID TOUCHING KNOBS, FAUCETS, TOILETS
AND TOILET HANDLES, COUNTERS, LIGHT
SWITCHES, AND OTHER SUCH ITEMS



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
BREATHING, DO NOT ENTER THE PROPERTY



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