



10645LeConte.com

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**PROPERTY FACTS**

- 5 Bedrooms
- 4 Bathrooms
- 4,049 SF Living Area
- 8,091 SF Lot
- Pool | Spa



**10645 Le Conte Avenue**  
Little Holmby

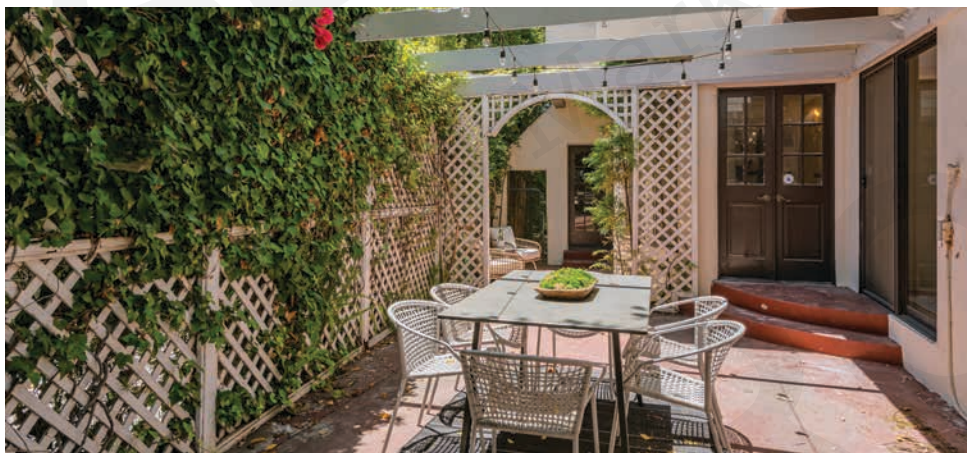


Set majestically on one of Little Holmby's preferred avenues, this very spacious English Tudor has historic charm at every turn. Ahead of its time when its floorplan was designed, it is very accommodating of today's lifestyle with spacious rooms and a very flexible layout. Wood floors, original solid doors, French windows and rich paneling are but a few of the accents that set the warm tone here. An abundance of natural light also bathes much of this very special interior space.





There's a welcoming formal foyer, grand in feel. The enormous living room, with its beautiful fireplace, is graced by tall, beamed ceilings and opens to an unusually spacious formal dining room with French doors leading outside. There's also a cheerful breakfast room orienting to the kitchen and its adjacent family area, easily combined to create the "great room" of today, all leading seamlessly outside to the glorious backyard.



A fifth bedroom space with an associated bath, ideal also as an office, completes the first level. The separate second floor den is wood paneled with beautiful built-ins and features a very special-feeling hidden vintage bar.

Upstairs there are four very sizable bedrooms with

fantastic closet space including the vast primary suite with its twinkling city views, private terrace and romantic fireplace.

The very private-feeling, ultra-tranquil, back yard is surrounded by lush and mature landscape and offers many vignettes of space for

al fresco dining, sunning and lounging by the sparkling pool and bubbling spa.

There is a two-car garage with direct access into the house.

