



LUXURY  
COLLECTION<sup>SM</sup>



10532 Garwood Place  
Little Holmby



Experience quintessential California living in this captivating mid-century gem, nestled within a tranquil cul-de-sac in the coveted enclave of idyllic Little Holmby. This exceptional property beautifully captures the balanced interior/external inherent to mid-century architecture. The heart of the home centers around a serene grassy courtyard that merges indoor and outdoor living.

Upon entry, natural light gracefully fills the formal entry through expansive panes of glass, illuminating the rooms from multiple angles. The living room boasts a grand fireplace and is adorned with a wall of exquisite built-ins and wood paneling. Large architectural sliding doors seamlessly connect to the lush courtyard oasis, inviting you to step outside to enjoy alfresco activities.





The expansive formal dining room is ready to host memorable dinner parties. Additional sliding doors adjacent to the dining room open to the courtyard, allowing for simultaneous indoor and outdoor entertaining. These spaces provide the ideal backdrop for social gatherings and cherished holiday celebrations.



The lower level of the house offers versatile potential, whether you envision it as an entertainment haven or a grand primary suite. This section of the home features a spacious living room, a well-appointed bedroom suite, and three generously sized bonus spaces ready for your creative touch – whether utilized for storage, hobbies, or customization.

The downstairs living room holds a captivating and glamorous allure, complemented by an inviting fireplace and a well-appointed wet bar. Wall-to-wall windows infuse the room with natural light and the beauty of the outdoors.

An inviting pool and spa await in the private backyard retreat. Discover a variety of fruit trees

and mature foliage. This setting creates a serene environment that stimulates the senses and deepens your connection to nature. Also, take in the impressive views of the cityscape and soak up the tranquility and sophistication from the picturesque vistas.

Welcome home to a timeless residence that offers you exceptional living in every moment!





10532Garwood.com



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Larry Young

Berkshire Hathaway HomeServices  
California Properties

REALTOR®  
Luxury Properties Director

310.777.2879  
larry@larryyoungassociates.com

DRE# 00999537

Yvette Busot

Berkshire Hathaway HomeServices  
California Properties

REALTOR®  
Luxury Properties Specialist

310.897.8369  
yvette@larryyoungassociates.com

DRE# 01816766

#### PROPERTY FACTS

- 5 Bedrooms
- 5 Bathrooms
- 3,588 SF Living Area
- 9,048 SF Lot
- Warner Avenue Elementary School District



LARRY YOUNG + ASSOCIATES