



LUXURY
COLLECTIONSM



1110 Benedict Canyon Drive
Beverly Hills



Located on lower Benedict Canyon Drive in Beverly Hills Proper is this two-story, five-bedroom, six-bath residence, artfully designed and built in 1929 with later remodeling done by esteemed architect John Elgin Woolf. One of the few remaining Beverly Hills homes featuring Woolf's Hollywood Regency stylings: his signature oval windows, large architectural doors, dentil moldings, hardwood flooring and French windows and doors.

The house is sited on an expansive, private-feeling, gated, walled, and maturely wooded lot. The floorplan is classic and has easy flow from room-to-room and to the outdoors.

The two-story foyer sets a graceful tone with its fireplace, sitting area and sweeping staircase. The formal living room with its tall ceiling, built-in bookcases and stately fireplace opens through French doors to the backyard. The formal dining room is perfect for either a large dinner party or a more intimate gathering.





The kitchen and family room are a chef's and entertainer's dream. This bright, skylit area opens to the backyard and serves as the casual wing of the house. Clad in Carrara marble and outfitted with top-tier appliances, the kitchen features a center island with seating and a multitude of built-ins. There's a bar area, a butler's pantry and temperature-controlled Sub-Zero wine storage. Connecting seamlessly to the kitchen is the family room area with built-in bookcases and a fireplace. It also has a breakfast niche for informal gatherings and every-day dining.



A jewel box of a den/study is warmed by yet another fireplace and serves well as a library or home office. Two guest bedrooms, one of which is currently used as a music room, both have an associated bath. A laundry room, a powder bath and convenient direct-access to the garage complete the first level.

Upstairs feels expansive with its three sunbathed bedrooms. The primary suite has a lovely sitting area and a luxurious, recently redone primary bath clad in stunning marble. It features a large soaking tub, a separate shower, dual vanities and a Juliet balcony overlooking the grounds. Closet space is plentiful here

with both a walk-in closet and a wall of wardrobe spaces. The two additional bedrooms are large and ensuite. An additional flexible space can serve as a computer station or homework area.

The grounds are private and park-like, perfect for entertaining under the Southern California sun and stars. The backyard includes a covered cabana overlooking the oval-shaped pool. There are brick patios for outdoor lounging and dining. There are tranquil grassy expanses ideal for swings and other activities for children.





1110BenedictCanyon.com



**BERKSHIRE
HATHAWAY** | CALIFORNIA
HOMESERVICES PROPERTIES

Larry Young

Berkshire Hathaway HomeServices
California Properties

REALTOR®

Luxury Properties Director

310.777.2879

larry@larryyoungassociates.com

DRE# 00999537

LARRY YOUNG + ASSOCIATES

PROPERTY FACTS

- 5 Bedrooms
- 6 Bathrooms
- 5,257 SF Living Area
- 18,334 SF Lot
- Driveway Offers Off-Street Parking
- Beverly Hills Schools

