



LUXURY  
COLLECTION<sup>SM</sup>



11324 Sunset Boulevard  
Westwood Hills





Sunset Boulevard's much admired Sycamore Bend is now available for purchase for the first time in over sixty-three years.

Shingle-clad and built originally in 1941, its infinitely charming traditional architectural elements have been lovingly cared for and carefully preserved over the years.

Impressively set back from the street up a gentle, grassy knoll and framed by a majestic Sycamore, this wonderful home is surrounded by full mature landscaping and accessed easily by a convenient circular driveway.

A welcoming formal foyer leads to the sunny living room with its crown, dentil moldings, stately fireplace, bay window and French doors leading out to the backyard. Peg-and-groove hardwood floors grace much of the first floor. The charming den, with its beamed ceilings, brick fireplace and built-in cabinets also has a wet-bar with a soda fountain. It also leads out to the backyard. The formal dining room, with its wainscoting, crown moldings and bay window has room for two tables. The country kitchen has wood paneled cabinetry, some with glass-faced doors, original period hinges, wood beamed ceiling, stainless steel appliances and a very sweet breakfast nook. A very cozy, yet spacious, downstairs ensuite bedroom has beamed ceilings, paneled walls and its own bath.









A lovely staircase leads to the upstairs landing and to three terrific bedrooms. The primary, with its tall pitched and beamed ceilings, has a romantic fireplace, a large bath with a separate tub and shower and an unusual amount of closet space for its vintage. It also has a very nice sitting room, perfect as an office, small gym or even as a nursery. The upper terrace, taking in peaceful views of the backyard, can be accessed from here. Two additional, cheerful, amply-sized family bedrooms share a full bath.



The peaceful backyard is maturely wooded and has a large, covered porch for easy al fresco entertaining. There's also a wide expanse of grass for kids to play upon.

Added much later but in careful keeping with the style of the main house, a guest house also graces this special property. It features a full kitchen with a breakfast bar, laundry facilities and a very comfortable living area with tall, pitched and beamed ceilings, a bay window with a window seat, plenty of built-ins, an open bedroom nook and a loft, perfect for use as an office or as a second sleeping area.

In the main house, an elevator effortlessly accesses all the way up from the driveway level to the first and second floors.

There's a two-car garage and plenty of off-street parking in the circular driveway including a covered carport for the Guest Unit. There is extensive storage space in both the attic and in the cellar.

All this, moments from UCLA and from Westwood, Brentwood, Century City and Beverly Hills and all the fine shopping and dining each area affords.







11324Sunset.com



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#### PROPERTY FACTS

- 5 Bedrooms
- 5 Bathrooms
- Elevator
- Guest House
- Warner Avenue School District

