



LUXURY  
COLLECTION<sup>SM</sup>



436 Loring Avenue  
Little Holmby



Prime Little Holmby at its finest!

The coveted 400 block of prestigious Loring Avenue is home to this majestically sited Traditional residence.

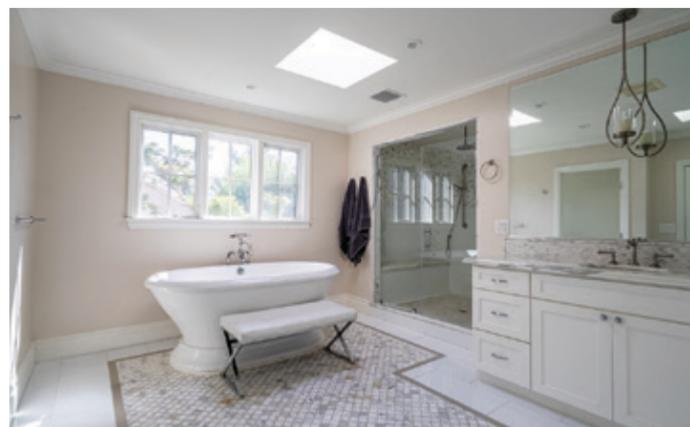
Although originally built in 1940, it has been recently remodeled in a universally appealing style and the floorplan modified to live like now-and-today with easy movement from room to room and to the glorious outdoors.

Original period details remain intact and gleaming while stunning newer finishes create a fresh, current feel throughout. Large picture windows capture neighborhood vistas. Higher ceilings create airiness and volume. Light hued, wide-planked wood flooring and banks of tall glass doors are but a few of the many highlights this residence offers.





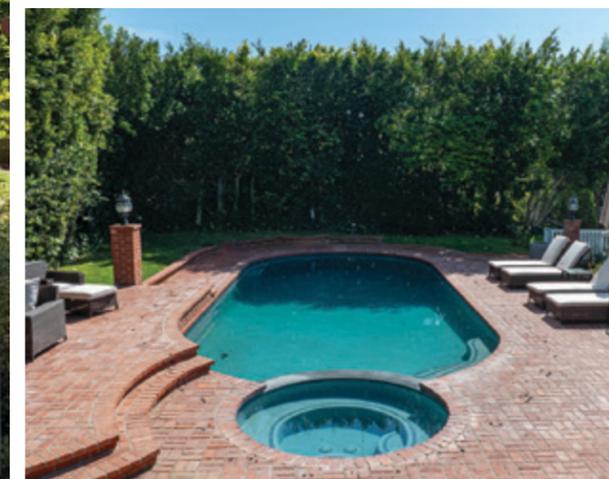
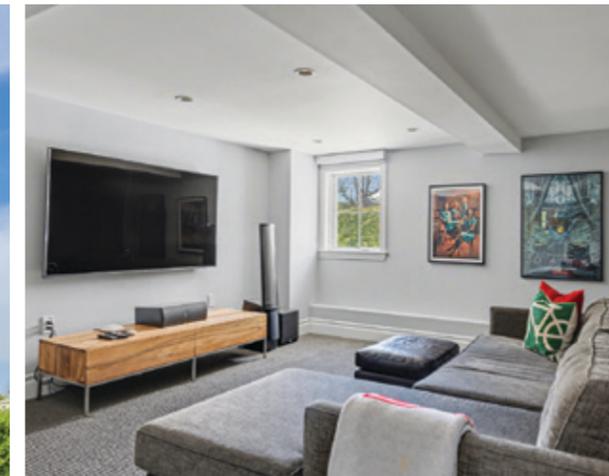
The upstairs features a lovely primary suite with its a sumptuous, spa-like bathroom featuring a soaking tub, a huge shower and dual vanities and a terrific closet and many built-ins. Off the primary is an outdoor sitting area with an adjoining bridge leading to pool and spa. The three additional ensuite family bedrooms all have walk-in closets and lovely marble-tiled baths. Completing the upstairs is a second laundry room.



The formal living and dining rooms off either side of the entry are both light-filled and spacious and enjoy streetside treetop vistas across this fine neighborhood. The cheerful kitchen/great room is the absolute quintessential; set at the back of the house with easy access to the backyard, this beautiful, gourmet cook's kitchen features all the culinary bells and whistles, a huge center island and adjoining pantry, an informal dining area and a vast family room area. Completing the downstairs are a home-office, two ensuite bedrooms, and a large laundry/mud room. From here there is direct access into the garage.

The lower level is host to an enormous media room complete with an adjacent wine room and tons of extra storage.

The private backyard is a gigantic playground of al fresco entertaining space replete with a brick patio, a built-in BBQ, a cascading waterfall feature, ample grassy areas, a fire-pit lounge area, a sparkling swimmer's pool and spa and multiple lounging areas; it's the perfect spot within which to enjoy the Southern California lifestyle, relaxing and dining under its sun and stars.





436LoringAvenue.com



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PROPERTY FACTS 

- 16,804 SF Lot
- Pool, Spa, Fire Pit & Built-In BBQ
- Warner Avenue Elementary School District
- Located close to UCLA, Holmby Park & Westwood Village

