

1316 Casiano Road

Lower Bel-Air





Immaculately maintained and exquisitely remodeled, this Lower-Bel-Air gem has been thoughtfully designed to be a true indoor-outdoor retreat mere moments from town.

Sited on the quiet side of lower Casiano Road, a private-feeling street ending in a cul-de-sac at the base of a hiking trail, this home offers an exciting Mid-Century vibe in a peaceful and tranquil setting.

It offers today's open and gracious floor plan with easy movement from room to room and to the glorious outdoors.

Here's the perfect backyard oasis, ideal for creating unforgettable seamless indoor-outdoor moments from quiet sunbathing to lively gatherings with family and friends. This home feels like summertime all year round.

The private, gated and walled front courtyard is welcoming and adds a secluded feeling to the entry.











There are three bedrooms including the primary suite with its walk-in-closet, spa-like bath and wide-open access to the backyard. The other two bedrooms are amply-sized and open to private patio spaces.













The interiors are light and bright and full of cheer. They're graced by light hued, wide planked wood floors and current, neutral and timeless finishes. The living room, with its lovely fireplace, is comfortably-sized and opens to the spacious dining area; each is room flooded with natural sunlight through clerestory windows. The dining area takes in views of the front courtyard.

The chef's kitchen has top-tier appliances - a Sub-Zero refrigerator, a Sub-Zero wine refrigerator, a Wolf Range and Double Oven, a Wolf Microwave, a Miele Dishwasher and an island with breakfast-bar seating. The kitchen flows into the family room and through French doors, both rooms flow out to the backyard.

The back yard is truly resort-like with its built in Wolf Bar-be-cue station, its sparkling pool and spa, its lush landscaping, some canyon and mountain views and plenty of space for lounging and dining under the Los Angeles sun and stars.

The 2-car garage is oversized and opens directly onto the property into the back yard area.



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Larry Young
Berkshire Hathaway HomeServices
California Properties

REALTOR®
Luxury Properties Director

310.777.2879
larry@larryyoungassociates.com

DRE# 00999537

LARRY YOUNG + ASSOCIATES

PROPERTY FACTS

- 3 Bedrooms | 3 Bathrooms
- 2,401 SF Living Area | 8,352 SF Lot
- Close proximity to UCLA, Brentwood, Weswood, Century City & Beverly Hills
- Inclusion in highly-regarded school districts

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