

1317 DELRESTO DRIVE

BEVERLY HILLS

OPEN SUNDAY 2-5PM

NEW LISTING | \$16,900,000

7 BEDS | 10 BATHS | 9,680 SQ. FT. | 47,935 SQ. FT. LOT



Situated at the end of a private street and behind gates off lower Benedict Canyon in Beverly Hills, this contemporary estate, exquisitely designed and executed by ANR Signature Collection, features grand-scale living spaces and fine details throughout. A towering front entry leads to an open, light-filled living room with European Oak floors and sliding walls of glass for an effortless indoor-outdoor living experience. An elegant formal dining room and additional living area flow into an incredible chef's kitchen complete with Miele appliances, Diano Reale polished marble countertops, a butler's pantry and a bronze Armani polished marble island. Sliding pocket doors off the kitchen open to a tranquil outdoor dining area and garden with pavestone tiles leading to a grassy front yard dotted with mature trees. Two bright guest rooms, a large office, plush theater, wine room and laundry room complete the main level's offerings. At the top of the second story landing, an open sitting area leads to a staggering master suite with steps up to its own sitting room with a fireplace and wet bar. Vanishing walls of glass showcase the pool below and expansive city and ocean views beyond, while dual master wings, one with a private office, boast opulent bathrooms and voluminous changing areas. Three additional en suite guest rooms, including one with a private terrace, are generous and bright. A gorgeous pool and spa framed by lush hillsides and drought tolerant landscaping overlooks sweeping views, with multiple lounge areas and a built-in barbeque. Additional outdoor areas off the kitchen and downstairs rooms, a spacious guesthouse with kitchenette, three-car garage and ample guest parking complete this incomparable Beverly Hills retreat.

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