

# **\$10,680,000 - 13980 Aubrey Road, Beverly Hills**

MLS® #AR23052149

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**\$10,680,000**

5 Bedroom, 6.00 Bathroom, 7,039 sqft  
Residential on 1 Acres

N/A, Beverly Hills,

Welcome to your dream home in the prestigious Mulholland Estates Community! This stunning brand new construction of 2022 French Provincial Manor sits on a sprawling one-half acre lot, boasting over 7,000 sqft of luxurious living spaces with unparalleled attention to detail and exquisite finishes. As you enter, you'll be greeted by a soaring ceiling with skylight in the foyer, leading to a formal living room with a marble fireplace, a home office with coffered ceilings and custom bookshelves, and a formal dining room with a multi-hundred bottle wine cellar. The elegantly designed family room features a marble fireplace and overlooks the professionally landscaped backyard, complete with a sparkling pool/spa and panoramic view of the city lights and canyon. The chef's gourmet kitchen is a culinary masterpiece with an enormous center island, top-of-the-line appliances such as Wolf and Sub-Zero, a prep kitchen, and walk-in pantry. An en-suite bedroom completes the first floor, perfect for guests or as a private retreat. Upstairs, the luxury master bedroom boasts its own private staircase with plenty of space and a sitting area. Dual walk-in closets for him and her lead to the elegantly designed bathroom with marble flooring and walls, dual vanities, and a marble steamer shower. The private balcony is the perfect place to relax and enjoy the breathtaking city light and mountain views. Three generously sized en-suite bedrooms, a laundry room, and custom shelves as the



owner's art gallery complete the second floor. Extensive use of wood flooring and crystal chandeliers add to the sophisticated ambiance, while the music system, light system, and temperature control system can all be controlled by the touch of your phone. The backyard features a covered patio, perfect for outdoor living and entertaining. With 24-hour gated guard security, this world-class French Provincial Manor is the ultimate in luxury and privacy. Don't miss out on this incredible opportunity to own a piece of paradise in one of the most sought-after communities in Beverly Hills!

Built in 2022

**Additional Information**

City	Beverly Hills
County	Los Angeles
Zip	90210
MLS® #	AR23052149
Bedrooms	5
Bathrooms	6
Square Ft	7,039
Lot Size	0.57
Neighborhood	N/A
Levels	Two
Garages	3
School District	Los Angeles Unified
HOA Dues	\$1,700
HOA Dues Freq.	Monthly

**Listing Details**

Listing Agent	Maggie Ly
Provided By:	Re/Max Premier Prop SanMarino

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