

# Charles Pence

Pence Hathorn Silver

310-458-4024

www.phsrealty.com

**1511 OLD OAK RD**  
LOS ANGELES, CA 90049

**3**  
Beds

**Baths 3.00**  
(1F 1T 1H 0Q)

**2,777/AS**  
Sqft

Single Family  
**LP \$6,900,000**



<b>Expected on Market</b>	
<b>Area</b>	6 Brentwood
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$2,484.70
<b>Lot Size</b>	26,242/AS
<b>HOA Fee 1 &amp; 2</b>	
<b>MLS#</b>	19-459090
<b>APN</b>	4425-025-009

**OPEN HOUSE** 04/30/2019 (11:00AM-2:00PM)

**Directions:** Sunset to Riviera Ranch Road. Left on Old Oak Road.

**Remarks:** Over half an acre of gorgeous, park-like grounds in the premier Sullivan Canyon equestrian neighborhood of Riviera Ranch. 26,200 sqft, this large, flat lot is surrounded by mature landscaping and citrus trees. An expansive Cliff May designed California Ranch home is sculpted around an oversized swimming pool, expansive terrace and generous backyard. Designed to take in the serene canyon surroundings each bedroom enjoys its own lovely view and courtyard. Lots of charm- brick fireplaces, vaulted, beamed ceilings & hand-painted mosaic tiles. 3bdrms + 2.5baths in the main house plus an attached 2bdrm + 1bath guest house, 3-car garage and workshop area. Rich in history, this rare estate is being offered for sale for the first time in nearly 50 years! One of very few properties in Brentwood which offers a private corral & 3 stables and is moments to the Sullivan Canyon riding ring! Ready to remodel into your dream home!

**Agent Remarks:** Private Remarks- Property is a contributor to the Riviera Ranch Residential Historic District.  
<http://www.preservation.lacity.org/files/Brentwood%20Pacific%20Palisades%20Districts.pdf>

Structure Info	
<b>Year Built/Source</b>	1941
<b>View</b>	Canyon, Pool, Tree Top
<b>Stories</b>	1
<b>Guest House</b>	N/A
<b>PUD</b>	No
<b>Sewer</b>	
<b>Style</b>	Ranch

Land/Lot Info	
<b>Zoning</b>	LARE20
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	Yes
<b>Lot Acreage</b>	
<b>Special Zone</b>	
<b>Addl Parcel</b>	

Contract Info		DOM 1
<b>List Date</b>	04-25-2019	
<b>List Price</b>	\$6,900,000	
<b>Orig List Price</b>	\$6,900,000	
<b>Status Date</b>	04-25-2019	
<b>Change Date/Type</b>	04-25-2019/New Listing	
<b>Sale Type</b>	Standard	
<b>CSO</b>	2.5%	
<b>Listing Type</b>	Exclusive Right	
<b>Disclosure</b>	As Is	

Community/Development	
<b>Tax Mello Roos</b>	
<b>Complex/Assoc Name</b>	
<b>Assoc Amenities</b>	
<b>Assoc Fees Include</b>	
<b>Assoc Pet Rules</b>	
<b>Community Features</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	

Parking Details	
<b>Parking Type</b>	Attached, Garage - 3 Car
<b>Total Spaces</b>	8
<b>Covered Spaces</b>	3
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carpport Spaces</b>	

Showing Info	
<b>Occupancy/Show</b>	Appointment w/List. Office
<b>Contact Name</b>	
<b>Contact Phone</b>	
<b>Occupant Type</b>	
<b>Lockbox Location</b>	
<b>Lockbox Type</b>	
<b>Gate Code</b>	

Interior Features	
<b># Fireplaces/Details</b>	3/Dining, Living Room, Master Bedroom
<b>Furnished</b>	Unfurnished
<b>AC/Cooling</b>	None
<b>Heating</b>	Central
<b>Flooring</b>	Hardwood, Tile
<b>Equip/Apppl</b>	Built-Ins, Dishwasher, Freezer, Hood Fan, Range/Oven, Refrigerator

Exterior Features	
<b>Pool</b>	Private
<b>Spa</b>	Private
<b>Tennis/Courts</b>	
<b>Roofing</b>	
<b>Fence</b>	
<b>Laundry</b>	Garage

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