

Cynthia S. Radom

Coldwell Banker - Beverly Hills

Direct: 310-288-0479

Servicing your area for 25 years

9955 BEVERLY GROVE DR
BEVERLY HILLS, CA 90210

4
Beds

Baths 8.00
(6F 0T 2H 0Q)

9,146/VN
Sqft

Single Family
LP \$39,000,000



Expected on Market	
Area	2 Beverly Hills Post Office
Subdivision	
List Price Per Sqft	\$4,264.16
Lot Size	118,431/VN
HOA Fee 1 & 2	
MLS#	20-574784
APN	4356-020-020

Directions: Benedict Canyon Drive to Beverly Estate Drive. Right on Beverly Grove Drive.

Remarks: Off lower Benedict Canyon and behind a long private drive lies this 2.5 acre view promontory compound. A home to multiple, famed Hollywood royalty, a large motor court and courtyard welcomes you to spectacular views from downtown Los Angeles to the ocean and the Santa Monica mountains. The main house contains two suites, multiple entertaining areas and seven fireplaces. There are two separate, detached guest houses as well as a screening room, a pool house with two baths and a lighted tennis court, all in a dramatic, private unparalleled setting.

Agent Remarks: Shown only to prequalified buyers. Broker does not guarantee the accuracy of the information provided, including square footage, lot size, permitted or un-permitted spaces, and/or bedroom/bathroom count. Buyer is advised to independently verify the accuracy of this information through personal inspection, building permits and/or with appropriate professionals (i.e. attorney, appraiser, architect, contractor, etc.). A signed CAR Form PEAD-V is required from anyone who will be entering the property. Additionally, adherence to CAR's Best Practices Guidelines and Prevention Plan, as well as any mandatory government showing requirements (e.g. masks) is also required.

Structure Info	
Year Built/Source	1934/Assessor
View	City Lights, Mountains, Ocean, Panoramic
Stories	2
Guest House	Detached
PUD	
Sewer	
Style	Mediterranean

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

Contract Info		DOM 6
List Date	04-30-2020	
List Price	\$39,000,000	
Orig List Price	\$39,000,000	
Status Date	04-30-2020	
Change Date/Type	06-16-2020/New Listing	
Sale Type	Standard	
CSO	2.0%	
Listing Type	Exclusive Right	
Disclosure	As Is	

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

Parking Details	
Parking Type	Driveway, Garage - 4+ Car, Private
Total Spaces	
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	

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

Interior Features	
# Fireplaces/Details	10/Gas
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Flooring	Carpet, Tile, Wood
Equip/Apppl	Dishwasher, Dryer, Freezer, Garbage Disposal, Range/Oven, Refrigerator, Washer, Other

Exterior Features	
Pool	Private
Spa	None
Tennis/Courts	Private Tennis Court
Roofing	
Fence	
Laundry	Room

Jeffrey Hyland Hilton & Hyland DRE#: 01160681 LA1 CALDRE#: 00389584	
Phone / Cell	p: 310-278-3311 / c: 310-278-3311
Email	jeff@hiltonhyland.com
Office Phone	310-278-3311

Richard Hilton Hilton & Hyland DRE#: 01160681 LA2 CALDRE#: 00904327	
Phone / Cell	
Email	rickhilton@rhilton.com
Office Phone	310-278-3311

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Cynthia Radom CALDRE# 01184864

9955 BEVERLY GROVE DR
BEVERLY HILLS, CA 90210

4
Beds

Baths 8.00
(6F 0T 2H 0Q)

9,146/VN
Sqft

Single Family
LP \$39,000,000

Active





NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Cynthia Radom CALDRE# 01184864