

# FOR SALE



9875 Rimmele Drive  
Beverly Hills, CA 90210

Land Deal in Beverly Hills  
Shovel Ready 17,000 SF Single Family Residence



**MICHAEL SUSSON** Lic # 01515991

[E] [michael@tamarackres.com](mailto:michael@tamarackres.com)

[P] (818) 464-3217

[C] (310) 962-7210

[A] 15300 Ventura Boulevard, Suite 200 | Sherman Oaks, CA 91403

# Property Features

- Four-Story 8-Bedroom 14-Bath 17,000 SF Single Family Residence, Fully Gated & Secure
- 64,921 SF; LARE40 Zoning
- APN: 4356-002-002; 4356-002-003; 4356-002-014
- Multiple Water Features Lining Front Entrance Patio
- Elevator, Bar, Study, and Powder Room off the Foyer
- Six-Car Garage with Additional Spaces for Motorcycles and Bikes
- Four Guest Rooms with Four Bathrooms, a Lounge, and Study on Ground Floor
- Three Suites on Second Floor with Balcony
- Master Bedroom with Master Sitting Room, Balcony, His and Hers Bathrooms, and His and Hers Walk-In Closets
- Gym with Full Bath OR Additional Guest Suite
- Rooftop Deck with Synthetic Lawn, Trellised Garden, and Tennis Court
- Game Room Adjoining the Living Room, and Home Theater with Bar
- Glass Walls Along the Kitchen and Family Room Fully Open to the Pool, Creating an Indoor/Outdoor Living Space
- Pool with Baja Steps, Spa, Outdoor Bar, Waterfall, Entertainment Center, and Fireplace
- Two-Story Pool House with Gym, Sauna, and Cold Plunge
- Solar Panels and Server Room



# Photos



# Photos



# Photos



# Photos



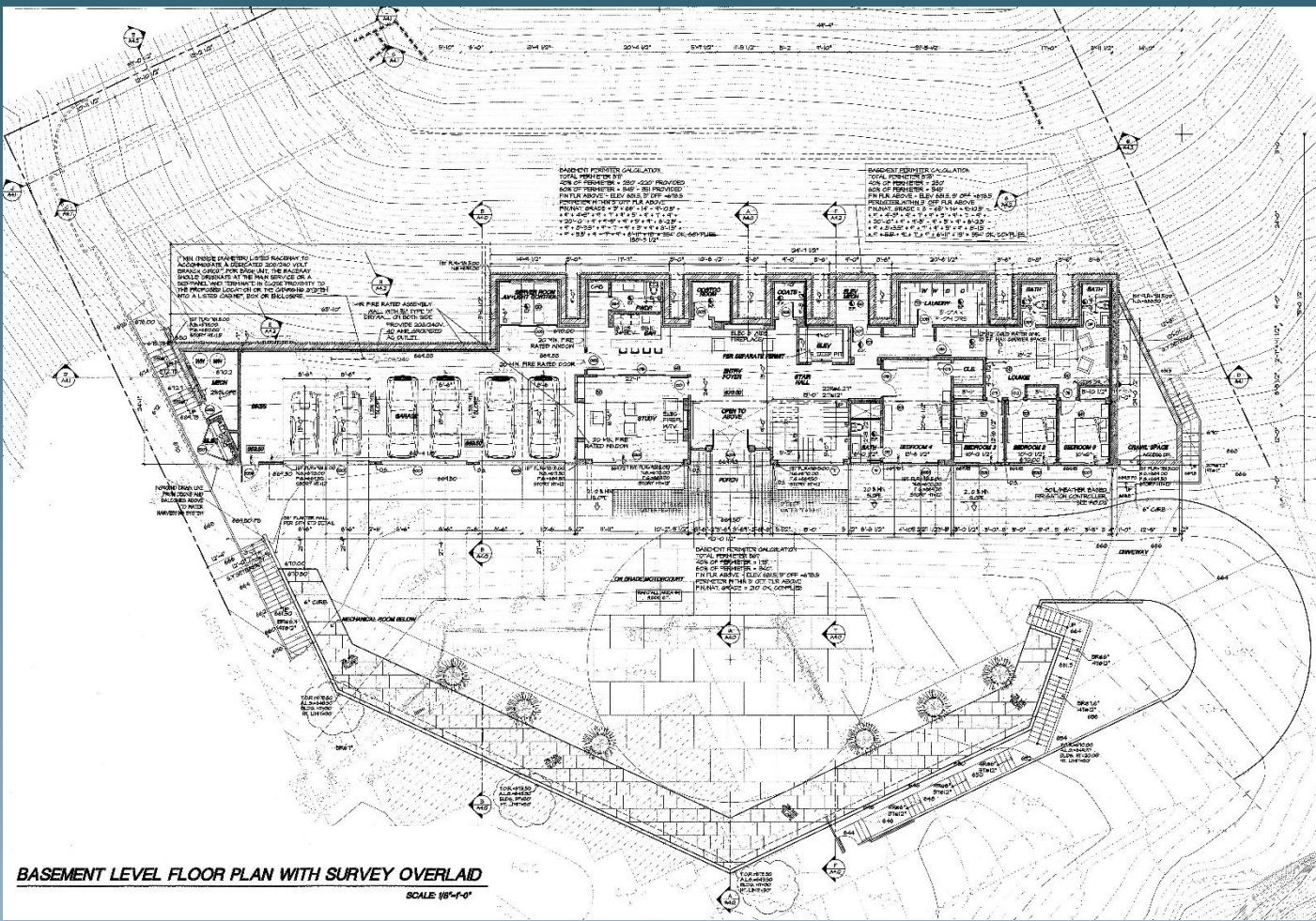
# Photos



# Site Plan

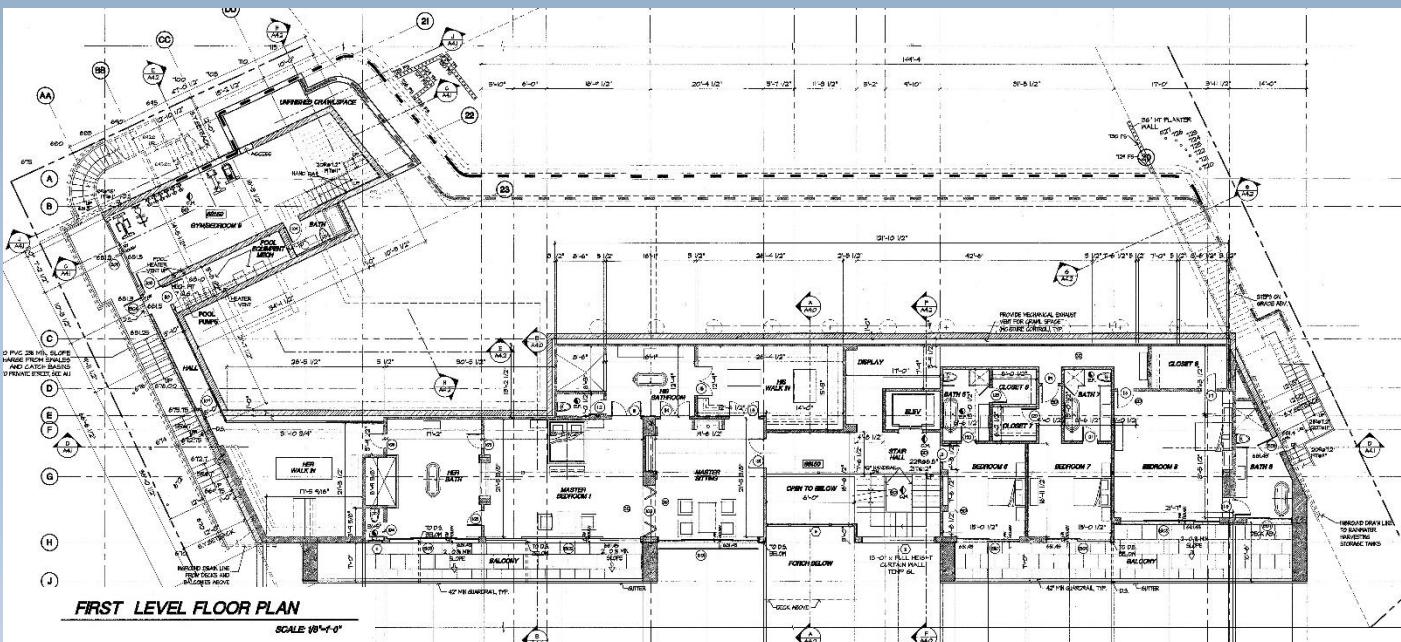


# TAMARACK REAL ESTATE SERVICES



**BASEMENT LEVEL FLOOR PLAN WITH SURVEY OVERLAI**

SCALE 1/8"-5'-0"



**FIRST LEVEL FLOOR PLAN**

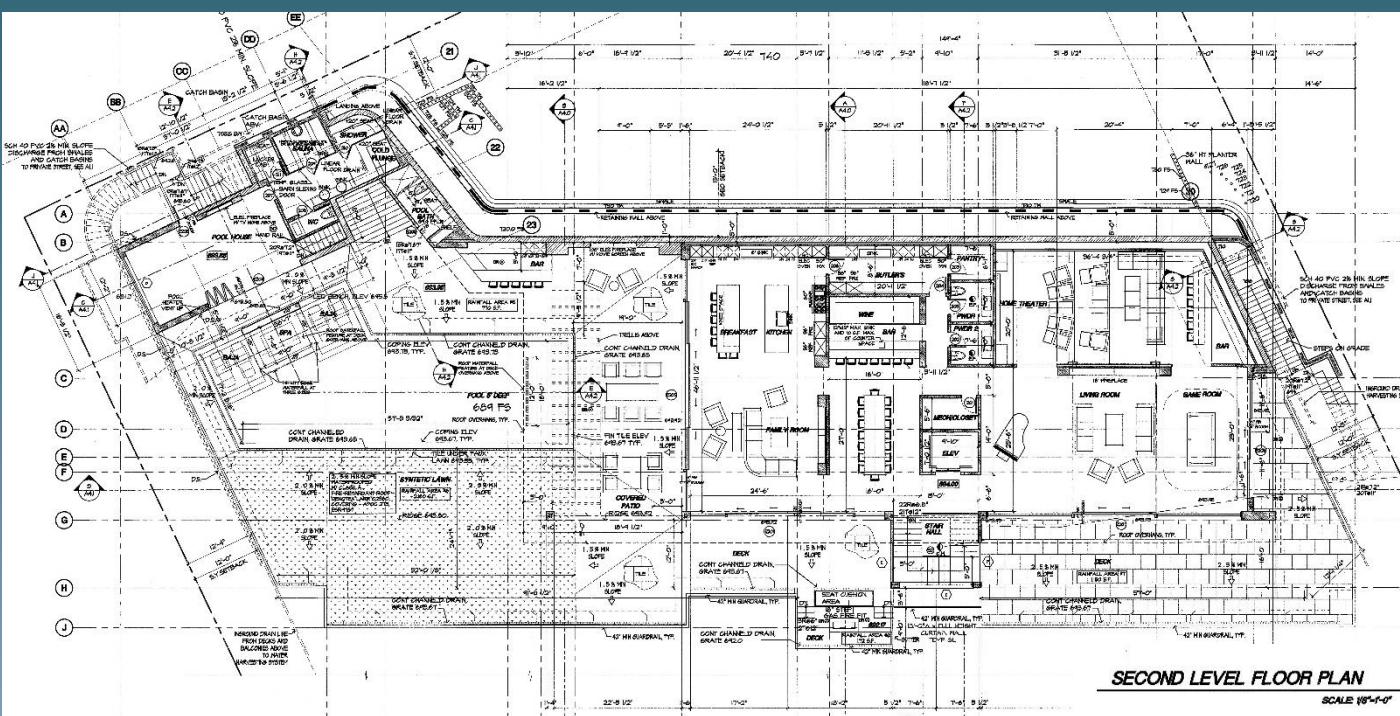
www.10100.com

Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

# Site Plan



TAMARACK  
REAL ESTATE SERVICES



\*Full Site Plans available upon request

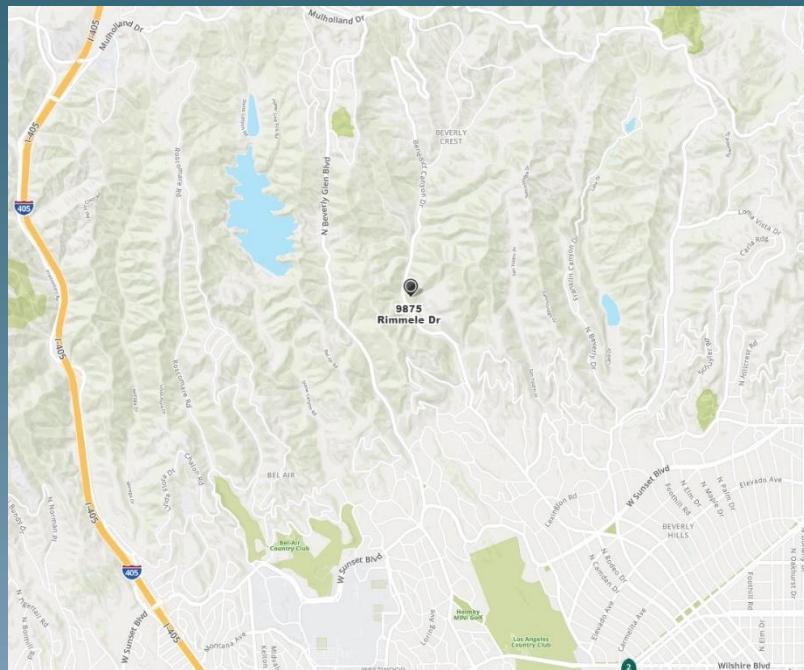


Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

# Location



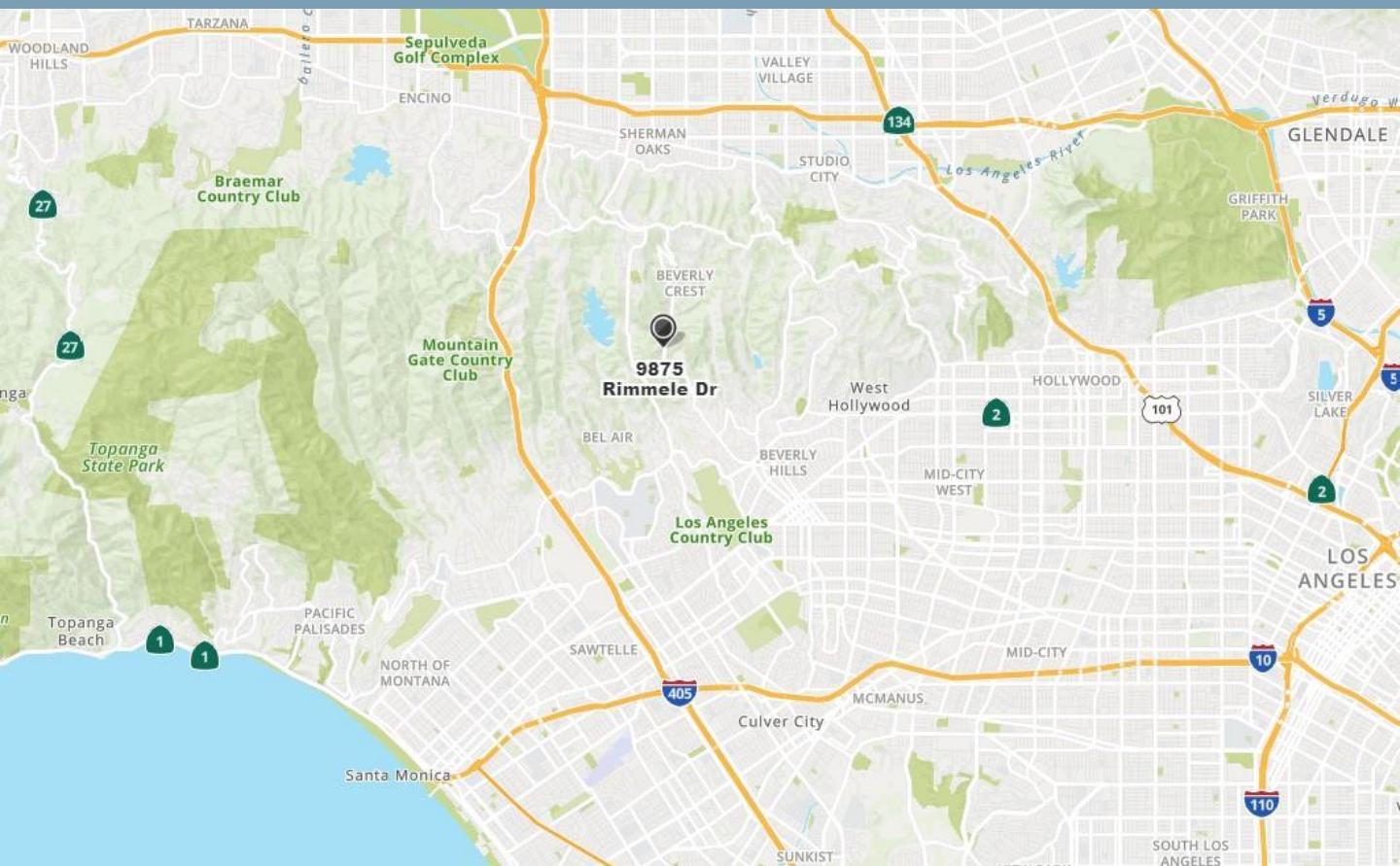
TAMARACK  
REAL ESTATE SERVICES



Perfectly situated in the breathtaking Hollywood Hills, between the infamous Beverly Glen Blvd. and Coldwater Canyon, this 64,921 SF lot is directly north of Bel Air, Beverly Hills, and Sunset Blvd.

Tucked away in the private hills off Benedict Canyon Dr., this property offers both privacy and stunning views of the city lights and canyons.

Located between the 405, 101, 134, 110, and 10 freeways, this is home to an ideal central location with easy access to the entire Greater Los Angeles Area and the endless amenities within.



# Recent Sales & On-Market Comparables



## RECENT SALES

Address	Location	Sale Date	Sale Price	Lot Size	Price / SF
9390 Readcrest Drive	Beverly Hills, CA 90210	02/16/2022	\$5,000,000	25,745	\$194.21
1414 Donhill Drive	Beverly Hills, CA 90210	10/05/2021	\$6,350,000	52,807 SF	\$120.25
1077 N Hillcrest Road	Beverly Hills, CA 90210	05/20/2021	\$7,150,000	28,439 SF	\$251.42

## ON-MARKET COMPARABLES

Address	Location	On Market Since	Listing Price	Lot Size	Price / SF
1511 Summitridge Drive	Beverly Hills, CA 90210	07/17/2021	\$7,450,000	77,242 SF	\$96.45
9435 Lloydcrest Drive	Beverly Hills, CA 90210	04/11/2022	\$5,995,000	64,964 SF	\$92.28

# Sales Comparables



TAMARACK  
REAL ESTATE SERVICES

## RECENT SALES

Address	Location	Sale Date	Sale Price	Lot Size	Price / SF
9390 Readcrest Drive	Beverly Hills, CA 90210	02/16/2022	\$5,000,000	25,745 SF	\$194.21
1414 Donhill Drive	Beverly Hills, CA 90210	10/05/2021	\$6,350,000	52,807 SF	\$120.25
1077 N Hillcrest Road	Beverly Hills, CA 90210	05/20/2021	\$7,150,000	28,439 SF	\$251.42

### 9390 Readcrest Drive Beverly Hills, CA 90210



Date Sold	02/16/2022
Price	\$5,000,000
Price / SF	\$194.21
Lot SF	25,745

### 1414 Donhill Drive Beverly Hills, CA 90210



Date Sold	10/05/2021
Price	\$6,350,000
Price / SF	\$120.25
Lot SF	52,807

### 1077 N Hillcrest Road Beverly Hills, CA 90210



Date Sold	05/20/2021
Price	\$7,150,000
Price / SF	\$251.42
Lot SF	28,439

Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

# On-Market Comparables



## ON-MARKET COMPARABLES

Address	Location	On Market Since	Listing Price	Lot Size	Price / SF
1511 Summitridge Drive	Beverly Hills, CA 90210	07/17/2021	\$7,450,000	77,242 SF	\$96.45
9435 Loydcrest Drive	Beverly Hills, CA 90210	04/11/2022	\$5,995,000	64,964 SF	\$92.28

**1511 Summitridge Drive  
Beverly Hills, CA 90210**



**Price** \$7,450,000  
**Price / SF** \$96.45  
**Lot SF** 77,242 SF

**9435 Loydcrest Drive  
Beverly Hills, CA 90210**



**Price** \$5,995,000  
**Price / SF** \$92.28  
**Lot SF** 64,964 SF

# 9875 Rimmele Drive Beverly Hills, CA 90210

Michael Sussen  
Lic # 01515991

[E] [Michael@Tamarackres.com](mailto:Michael@Tamarackres.com)  
[P] (818) 464-3217  
[C] (310) 962-7210

15300 Ventura Boulevard, Suite 200  
Sherman Oaks, CA 91403

Disclaimer: All information contained herein is from sources deemed reliable;  
however, no representation or warranty is made to the accuracy thereof.