

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

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

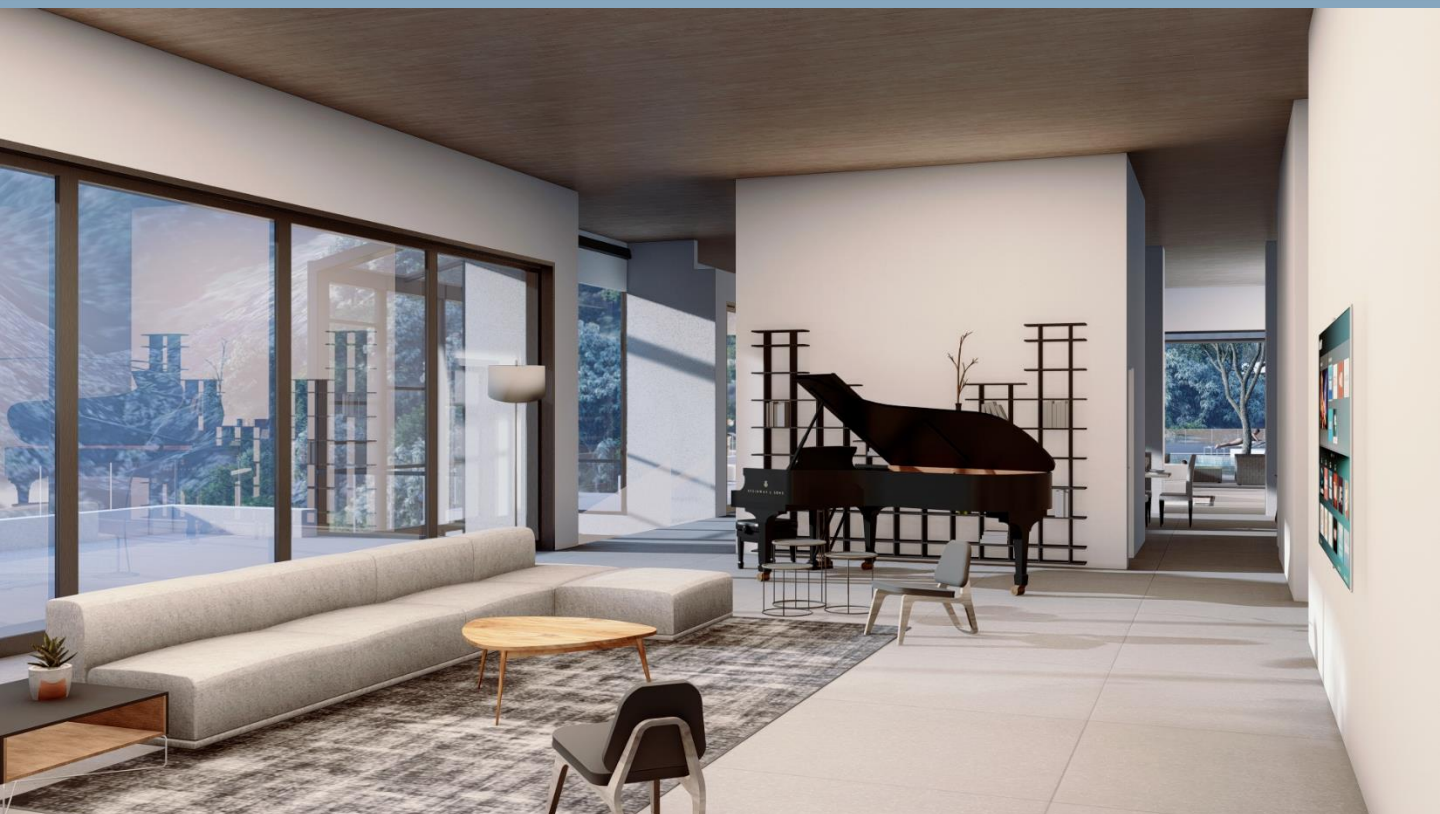
Property Features

- 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; 4356-003-014
- 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







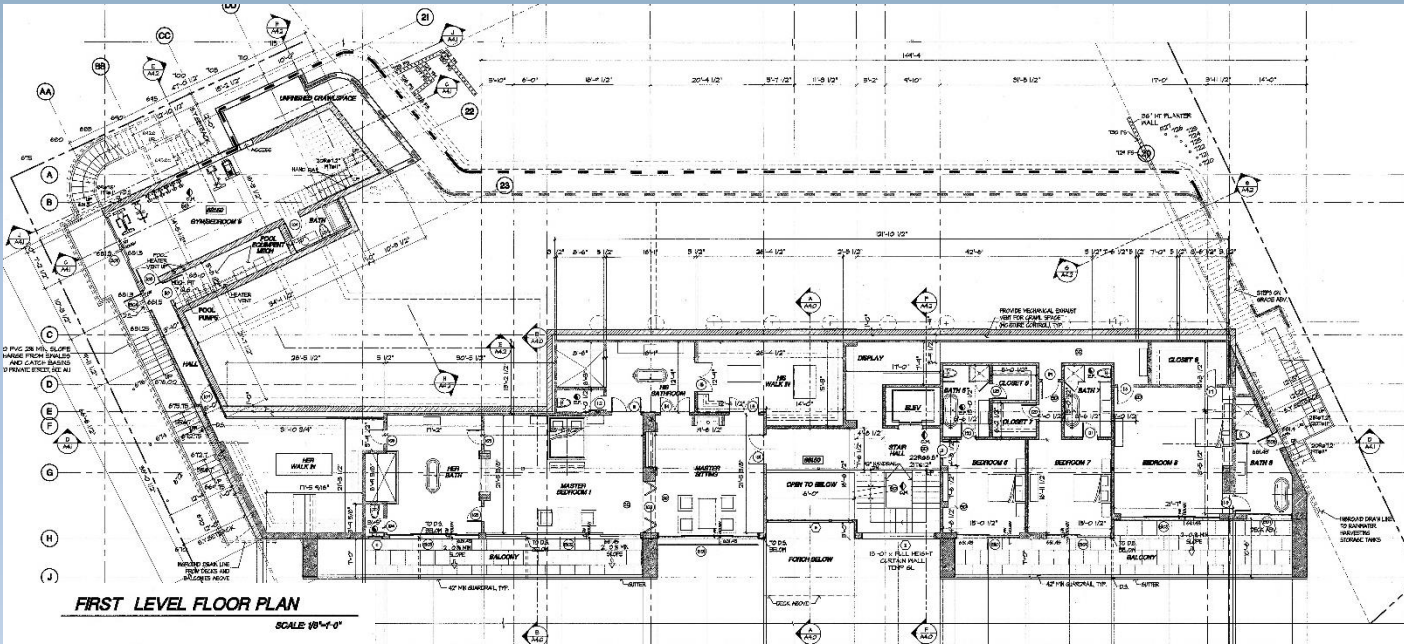




Photos



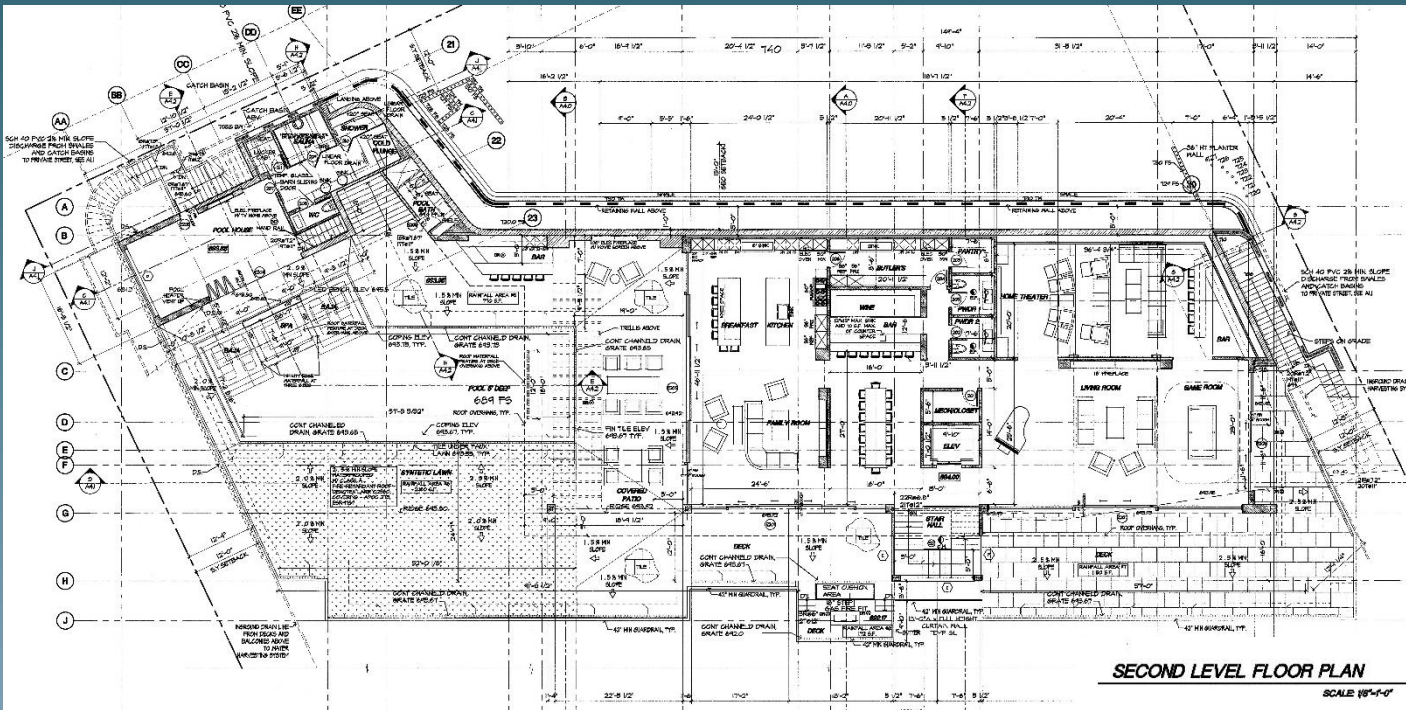
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Site Plan



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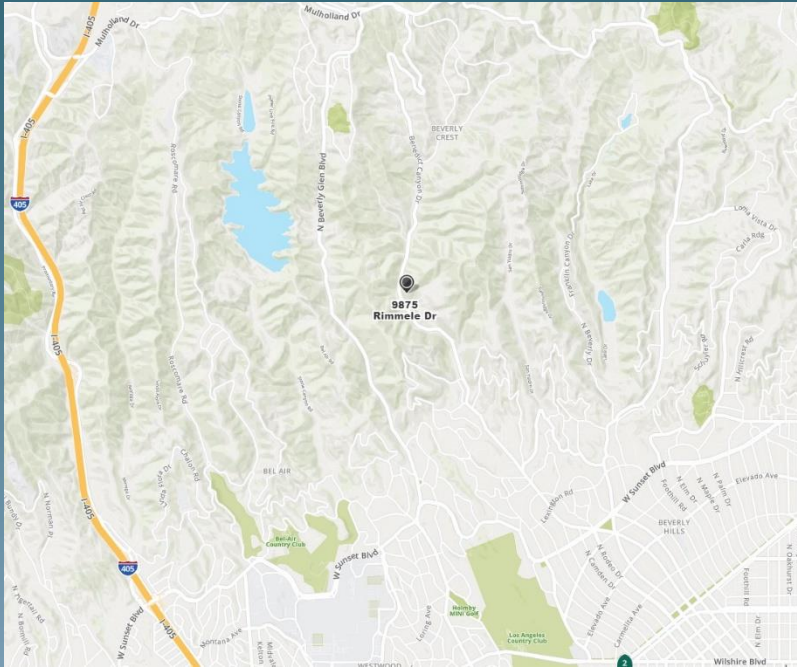


*Full Site Plans available upon request



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

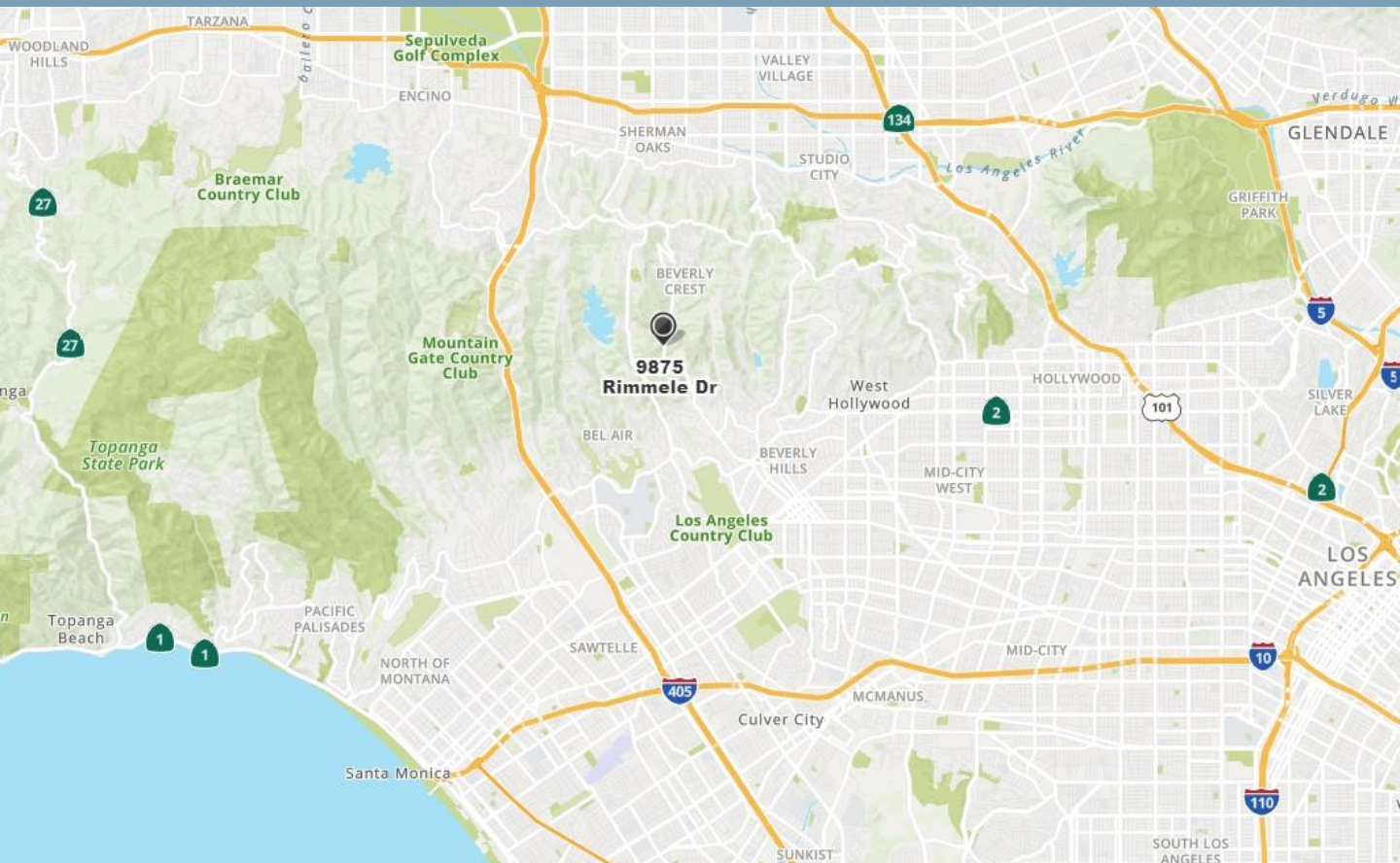
Location



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

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Price / SF	\$194.21
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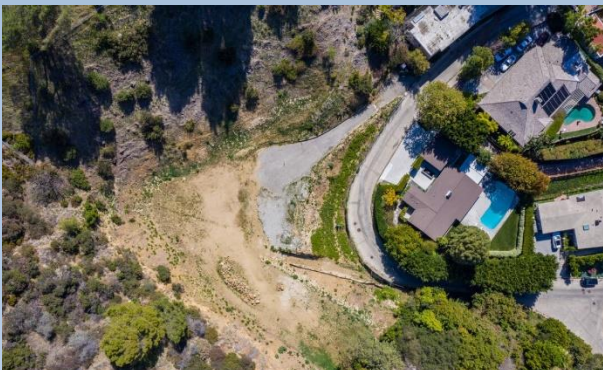
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