



181 N CANYON VIEW DR, BRENTWOOD

Perched above the street on a private verdant lot, we present a rare offering of a classic Cape Cod home located at the end of coveted North Canyon View Drive, a quiet country lane in the exclusive Brentwood Park area. Handsome stone steps, towering Maple trees and a lush grassy yard greet visitors who enter the traditional center hall plan residence, which has an inviting open floor plan and public rooms in all the right places: an impressive formal step-down living room with high ceilings and a gas fireplace, a generous separate dining room, a cook's kitchen with top-of-the-line appliances and a breakfast nook and an adjacent family room and bar area, all flowing seamlessly to stone patios, a covered loggia for backyard dining, an outdoor kitchen with a pizza oven, a grassy play yard, fruit trees and a picturesque swimming pool with a hot tub, waterfall and sitting area with firepit—all lushly landscaped and utterly private. Completing the downstairs area are two spacious bedrooms, each with full baths, as well as a newly updated cedar-lined dry sauna. Ascend the light-filled main staircase to an elegant and romantic primary bedroom suite overlooking the rear gardens, with a luxurious and recently renovated spa-like bathroom featuring a floating tub, separate shower, dual sinks and a generous walk-in closet, plus an additional bed/bath suite and a full laundry room. Rich details throughout including wood French doors, multi-paned windows, high ceilings, smart home features and an attached garage with extra storage. Situated in one of Los Angeles' most exclusive neighborhoods, yet only blocks to top attractions such as Brentwood's prized Sunday Farmers Market and the Country Mart, you won't want to miss this turn-key, once-in-a-lifetime opportunity!

\$4,635,000 | 181NCanyon.com | MauriceRustad.com



PETER MAURICE 310.623.8819
TREGG RUSTAD 310.623.8825



181 N Canyon View Dr

Los Angeles, CA 90049

**4
Beds****Baths 4.00
(4F 0T 0H 0Q)****3,217/AP
Sqft**

Single Family

LP \$4,635,000**Active****Expected on Market**

Area	6 Brentwood
Subdivision	
List Price Per Sqft	\$1,440.78
Lot Size	8,269/VN
HOA Fee 1 & 2	
MLS#	21-766490
APN	4405-014-009

OPEN HOUSE08/01/2021 (2:00PM-5:00PM)
08/03/2021 (11:00AM-2:00PM)**Directions:** North of Sunset Blvd; West of Kenter Ave

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Structure Info

Year Built/Source	1945/Vendor Enhanced
View	Tree Top
Stories	2
Guest House	None
PUD	No
Sewer	In Street
Style	Cape Cod

Land/Lot Info

Zoning	LARS
Land Type	Fee
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.190
Special Zone	Property Report
Addl Parcel	No

Contract Info

List Date	07-30-2021
List Price	\$4,635,000
Orig List Price	\$4,635,000
Status Date	07-30-2021
Change Date/Type	07-30-2021/New Listing
Sale Type	Standard
Listing Type	Exclusive Right
Disclosure	Listing Broker Advantage, As Is

Community/Development

Tax Mello Roos	No
Complex/Assoc Name	
Assoc Amenities	None
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	No
Short Term Rentals	
Short Term Rental Duration	

Parking Details

Parking Type	Garage - 2 Car, Driveway
Total Spaces	4
Covered Spaces	2
Uncovered Spaces	2
Garage Spaces	2
Carport Spaces	0

Showing Info

Occupancy/Show	Appointment w/List. Office
Contact Name	Tregg Rustad
Contact Phone	310-623-8825
Occupant Type	Owner
Lockbox Location	No Key Safe
Lockbox Type	No Key Safe
Gate Code	

Interior Features

# Fireplaces/Details	2/Living Room, Patio, Gas
Furnished	Unfurnished
AC/Cooling	Air Conditioning
Heating	Central
Flooring	Hardwood
Equip/Apppl	Alarm System, Barbeque, Built-Ins, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Washer, Refrigerator, Range/Oven, Water Purifier

Exterior Features

Pool	In Ground, Heated, Safety Fence, Waterfall, Private
Spa	Heated, Private, Hot Tub
Tennis/Courts	None
Roofing	Metal
Fence	
Laundry	Room, On Upper Level

Tregg Rustad**Rodeo Realty - Beverly Hills DRE#: 00951359****LA1 CALDRE#: 01349144**

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