

Westside Market Report

WRITTEN BY WENDY BOWMAN



EQUESTRIAN *dream*

Just minutes from Rodeo Drive and The Beverly Hills Hotel, nestled behind a guarded gate at 2727 Benedict Canyon Drive, rests a veritable oasis of luxury geared toward the horsey set. Once home to singer/actress Cher—who built an estate here on 4 acres in the 1970s and later sold it to comedian Eddie Murphy—the property was purchased by its current owners in the late '90s, along with four surrounding parcels of land. The 16-acre compound has since been masterfully elevated to include the ultimate equestrian environment—complete with five stables, two white-graveled riding rings and miles of winding, woodland-engulfed riding trails. Also added were a 7,000-square-foot, three bedroom Moroccan-style guesthouse sporting hand-carved wooden doors and coffered ceilings, six baths, two full kitchens, two fireplaces, a spa, dry sauna and a salon sink, as well as a two bedroom, two bath stable house with a fireplace and a safe room. A private 20,000-square-foot main house, reached via a second redwood gate on a curving access road, has been partially renovated. But lest you think that's all you get for the \$85 million price tag...the over-the-top landscaped grounds also include a tennis court with a covered seating area and a pool. "This home is a truly unique property that's one of the last great sites in Beverly Hills—with five total parcels of lush land, for supreme serenity and ultimate tranquility," says listing agent Aaron Kirman of John Aaroe Estates, John Aaroe Group. "It's quiet, while still being extremely accessible to the wonderful city of Beverly Hills."

photos courtesy of Matt Momberger

SEASIDE *stunner*

What stands out most about this gated Pacific Palisades estate—other than its famous former owners: the British acting duo of Charles Laughton and Elsa Lanchester—is its location at 14954 Corona Del Mar, high atop a bluff overlooking the Pacific, with breathtaking views from Palos Verdes to Malibu. "Genuinely, my feeling is that this is probably the best residential street in all of Los Angeles," says Christopher Damon, who is co-listing the 1930's Spanish estate for \$19.995 million with Joyce Rey, both of Coldwell Banker Previews International. "If you look at the entire coastline of LA, from Manhattan Beach to Malibu, the fact that you have one toe in the city and one toe in the water is amazing. There also are no oceanfront bluff locations except Corona Del Mar where you have these big estates overlooking the ocean. The key thing here is estate; there are lots of homes where you can see the waves break and hear the ocean, but to have an estate with a huge yard...almost nothing like that exists." On the market for the first time in almost 20 years, the lot rings in at 27,794 square feet, while the 8,000-plus-square-foot, six bedroom home recently underwent a million-dollar revamp (complete with a lavish master suite with a view terrace and custom his and her walk-in closets, billiard room, theater and more). Did we mention that there's an opportunity to create an even grander beachside retreat by purchasing the adjacent lot listed by The Agency's Santiago Arana at 14994 Corona Del Mar for \$10.995 million?

photos courtesy of Tiffany Angeles, Unlimited Style Photography

