

# AVENUE HOMES

812 N. LAUREL AVENUE  
WEST HOLLYWOOD CA 90046

Offered at \$3,099,999

**Cesar Leyva**

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812NLAUREL.COM



5 bedrooms



4.5 bathrooms

- ✓ 3,300 SQ FT \ 6,529 SQ FT Lot
- ✓ New Construction 2019
- ✓ Quartz Countertops and Surfaces
- ✓ Stainless Steel Thermador Appliances
- ✓ 10 Foot Ceilings on the First & Second Floors
- ✓ European Wood Flooring
- ✓ Dedicated Office
- ✓ Room for Pool & Spa
- ✓ Built-in BBQ
- ✓ Vaulted Ceiling in Master Bedroom
- ✓ Nest HVAC & Prewired for Security Cameras
- ✓ Bluetooth Speaker Controllers
- ✓ Prewired for CAT6, Coaxial, HDMI

Featuring 4-bedroom, 4.5-bathroom + office/in-laws suite with private en-suite, this 3,300 SQ FT modern cape cod new construction is an entertainer's dream and has been thoughtfully designed to showcase and maximize California's indoor-outdoor lifestyle. The fixtures, materials and finishes are contemporary, luxurious and sympathetic to the surroundings providing elegant living spaces

The large great room is the focal point of the design and opens to a large fully equipped gourmet Chef's kitchen with large preparation island and a separate informal dining nook. Gorgeous quartz counters and backsplash compliment both the taupe and dark grey shaker cabinets and the elegant satin brass finishes. Thermador appliances feature throughout. The lower level also boasts spacious formal living and dining spaces for open convenient entertaining.

The second floor offers an expansive master suite featuring vaulted 10-foot ceilings, luxurious appointments including a spacious master bath with soaker tub and shower for two and a large custom-designed wardrobe. 3 additional bedrooms, one with a private bathroom and the other two share a Jack and Jill en-suite are separated from the master suite.

The home offers a fully completed 2-car garage parking and a 2-car driveway parking to alleviate any street parking concerns. Garage space can be re-purposed for office or art studio. Lot is large enough to accommodate pool and Jacuzzi and has plans and design available to buyer for an additional cost. Located in the prime West Hollywood area, minutes from The Grove, Beverly Hills and all the abundant shops and restaurants that West Hollywood has to offer.





**Progressive. Inclusive. Vibrant. West Hollywood is a Magnet for Creative Professionals.**

West Hollywood, affectionately called WeHo by locals, is known for its dynamic style, vibrant nightlife, palpable energy and fierce social activism, it is home to the legendary Sunset Strip, and many of the best restaurants, iconic hotels and shopping enclaves in Los Angeles.

With central proximity to 4 major motion picture and television studios and countless production companies, West Hollywood is an ideal place to live and work for people in the entertainment industry. Actors, producers, executives and emerging talent alike, dot the landscape of its tree-lined streets. 812 N. Laurel is the perfect refuge in the middle of the bustle of big city life.

The homes' spacious open-concept layout is perfect for both a growing family who needs room to move or for the professional couple who loves to entertain. Come home nightly to your own private oasis.

**THIS IS WHAT CALIFORNIA LIVING IS ALL ABOUT.**

**CESAR LEYVA**

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