

# Arya Naziri

Realtor - Rodeo Realty  
Making Real Estate Dreams Come True!



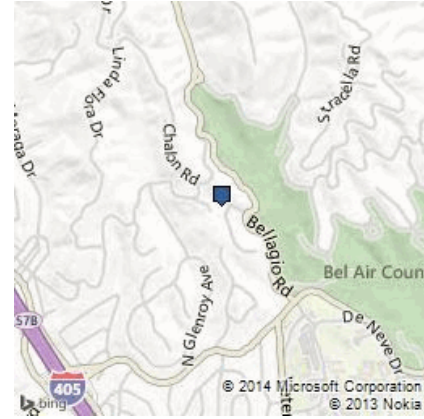
Office: 818-999-2030  
Cell: 818-665-9647  
Fax: 818-999-0826  
HomesByArya@gmail.com  
DRE License: 01800185

## 11004 BELLAGIO PL Los Angeles 90077

Status: **Closed Sale**  
List Date: **07/29/2013**

ML#: **13692139**  
PType: **Single Family Residence(D)**

Sold Price: **\$ 13,500,000**  
Orig Price: **\$19,995,000**



Bed:	<b>6</b>	APN#:	<b>4369015035</b>	Yr Built:	<b>1996</b>	Area:	<b>C04</b>
Baths:	<b>6.50</b>	Zone:	<b>LARE20</b>	Complex:		MB:	<b>591J7</b>
Sqft (S):	<b>10,534 (SEE)</b>	Ac/LSqft(S):	<b>0.76/32,901 (A)</b>	Bld Name:		DOM:	<b>224</b>
\$/Sqft:	<b>1,281.56</b>	Lot Dim:		# Units:	<b>1</b>	CDOM:	<b>224</b>
Stories:	<b>Two Level</b>	Entry Level:		HOA:	<b>\$0</b>	View:	<b>Yes</b>
Stories Total:		Entry Loc:		55+:	<b>No</b>	Pool:	<b>Yes</b>
SchDist:		Land:		Lease?:	<b>No</b>	Patio:	<b>Yes</b>
Elem:		Horse:		Highsch:		FP:	<b>Yes</b>
Sale Type:	<b>Standard</b>	Midsch:					

Directions: **Bel Air West Gate - Sunset Blvd to Bellagio Road to Bellagio Place**

Description: **Escape to this dazzling Italian Villa situated behind private gates on over 30,000 sq.ft. of resort-style grounds in prime lower Bel Air. No expense has been spared to create this remarkable estate consisting of over 10,000 sq.ft. of living space. Elegant sandstone foyer to spacious formal living room with fireplace, arched ceilings, & sets of French doors. Additional public rooms on the main floor include office or den, huge climate controlled wine room, formal dining room, & extraordinary gourmet kitchen with adjoining family room. Also on the main level is a mud room/craft room & maid's suite. The 2nd floor offers 4 family bedrooms, media room, laundry room, & luxurious private master suite with private terrace to city views, his & her baths, & custom walk-in closets. The exterior space offers great space for both grand entertaining & sumptuous relaxation, including a custom flush edge pool, spa, large stone patios, & wonderful spacious pool house.**

### Features

Appliances:	<b>Recirculated Exhaust Fan, Built-In, Microwave, Freezer, Refrigerator, Dishwasher, Garbage Disposal, Range/Stove Hood</b>	Interior Feat:	<b>Pantry</b>
Common Walls:	<b>No Common Walls</b>	Laundry:	<b>Washer Included, Dryer Included, On Upper Level, Individual Room</b>
Construction Mats:		Other Structures:	<b>Guest House</b>
Cooling:	<b>Zoned</b>	Parking:	<b>Garage Door Opener, Gated, Direct Garage Access, Driveway</b>
Direction Faces:		Rooms:	<b>Living Room, Formal Entry, Media, Library, Guest/Maid's Quarters, Den, Family Room</b>
Door Feat:		Structural Condition:	
Eat Area:		Utilities:	
Floors:	<b>Stone/Travertine, Wall-To-Wall Carpet, Hardwood</b>	View:	<b>City Lights, Canyon</b>
Heating:	<b>Central Furnace</b>	Windows:	
HOA:			

© 2012 CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.  
Accuracy of square footage, lot size and other information is not guaranteed.

---

Sold Date: **03/10/2014**  
Sold Price: **\$13,500,000**

CurLstPrc: **\$14,950,000**  
Contract Date: **02/18/2014**

© 2012 CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.  
Accuracy of square footage, lot size and other information is not guaranteed.