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Interiors

SOUTHERN CALIFORNIA EDITION

CALIFORNIA

WELCOME HOME

AN INSIDE LOOK
AT CALIFORNIA'S HOT
REAL ESTATE MARKET



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HOLLYWOOD HILLS HOME

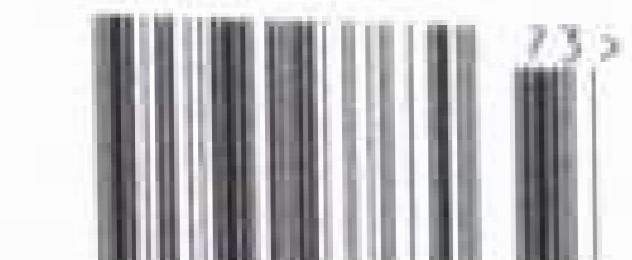
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BY THE PUBLISHERS OF ANGELENO,
MODERN LUXURY ORANGE COUNTY,
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Although it is nearly 20 years old, this exquisite Richard Landry manse—located in the exclusive Beverly Park neighborhood just south of Mulholland Drive—has retained a commanding and contemporary presence. In addition to the main house seen here, the property also boasts a 6,100-square-foot multilevel guest residence.





NUMBER CRUNCH

250,000,000

The dollar amount of the most talked about spec home in the country, which stands tall in Bel Air. "This home was curated for the ultimate billionaire who wants the best of everything," says developer Bruce Makowsky, the man behind **924 Bel Air Road** (924belair.com)—a 38,000-square-foot 12-bedroom and 21-bathroom house that comes fully furnished. Amenities include a 40-seat 4K Dolby Atmos movie theater, two fully stocked wine and Champagne cellars, a massage studio, a fitness center, three gourmet kitchens, five bars and even an 85-foot glass-tile infinity pool with a hydraulic pop-up theater screen. "I spend a lot of time on mega-yachts and private planes," says Makowsky. "People spend \$250 million on boats that they use for six weeks a year, and they have \$100 million private planes. ... It did not make sense to me that they live in \$20 million homes. I saw an opportunity to build homes for the superwealthy and to curate every inch of 924 Bel Air Road just like a mega-yacht."



LOS ANGELES

ESTATE OF GRACE

Bragging rights aren't easy to come by in Beverly Park, the ultra-exclusive, paparazzi-proof and very gated hilltop Los Angeles enclave. But this home earns honors for having one of the larger lots in the area at almost 7 acres. Crowning the land is a 20,000-square-foot compound designed by architect Richard Landry. With 11 bedrooms and 18 bathrooms, the sprawling, contemporary home includes exceptional details like an entertainment pavilion connected to the main house by a steel-columned bridge, glass walls and water features throughout. A lap pool, plunge pool, paddle tennis court and mature landscaping are also found on the property, which is nestled into the hills and commands sweeping city views. Built in 2000, the home is just one of Landry's mega-mansions to be located in Beverly Park, the exclusive area that includes fewer than 100 residences. Sylvester Stallone, Mark Wahlberg, Rod Stewart and billionaire Viacom chairman Sumner Redstone have all owned homes in the area. \$35,555,000, Mauricio Umansky at The Agency, theagencyre.com

ORANGE COUNTY

HOMETOWN ADVANTAGE

Orange County native Chris Brigandi—the founder of Arbor Real Estate (arborrealestate.com)—has been a fixture on the local real estate scene for nearly three decades, credited with selling more oceanfront properties than anyone in the region. Here, he shares his insight on the current market.

What makes Orange County a particularly desirable place to live? *Orange County is unique among luxury real estate markets for many reasons, especially for our unparalleled weather—we have one of the best climates in the world. Whether you're looking for an equestrian estate or want your boat outside of your living room, there is something for everyone.*

Are there any design trends that are especially popular right now? *Modern farmhouse architecture is appealing to many buyers, thanks to the style's clean lines, light and bright interiors and open, comfortable spaces.*

What do you think will be the next hot neighborhood in the area? *There is a lot of buzz around a recently discovered community in West Newport Beach called Newport Shores. What was once a sleepy beach town is now becoming popular with young families that love that they can walk to the beach and enjoy amenities including a tennis court, pool and sand volleyball court.*

What are some important features to consider when looking for a home? *Pay special attention to the things that can't change—most important of which is location. Architectural style and design elements shouldn't stop you from buying a home in your dream location.*

