



BERKSHIRE HATHAWAY
HomeServices
California Properties



Larry Young

*Berkshire Hathaway HomeServices
California Properties*

REALTOR®
Luxury Properties Director

310.777.2879
larry@larryyoungassociates.com

DRE# 00999537

Yvette Busot

*Berkshire Hathaway HomeServices
California Properties*

REALTOR®
Luxury Properties Director

310.897.8369
yvette@larryyoungassociates.com

DRE# 01816766

PROPERTY FACTS

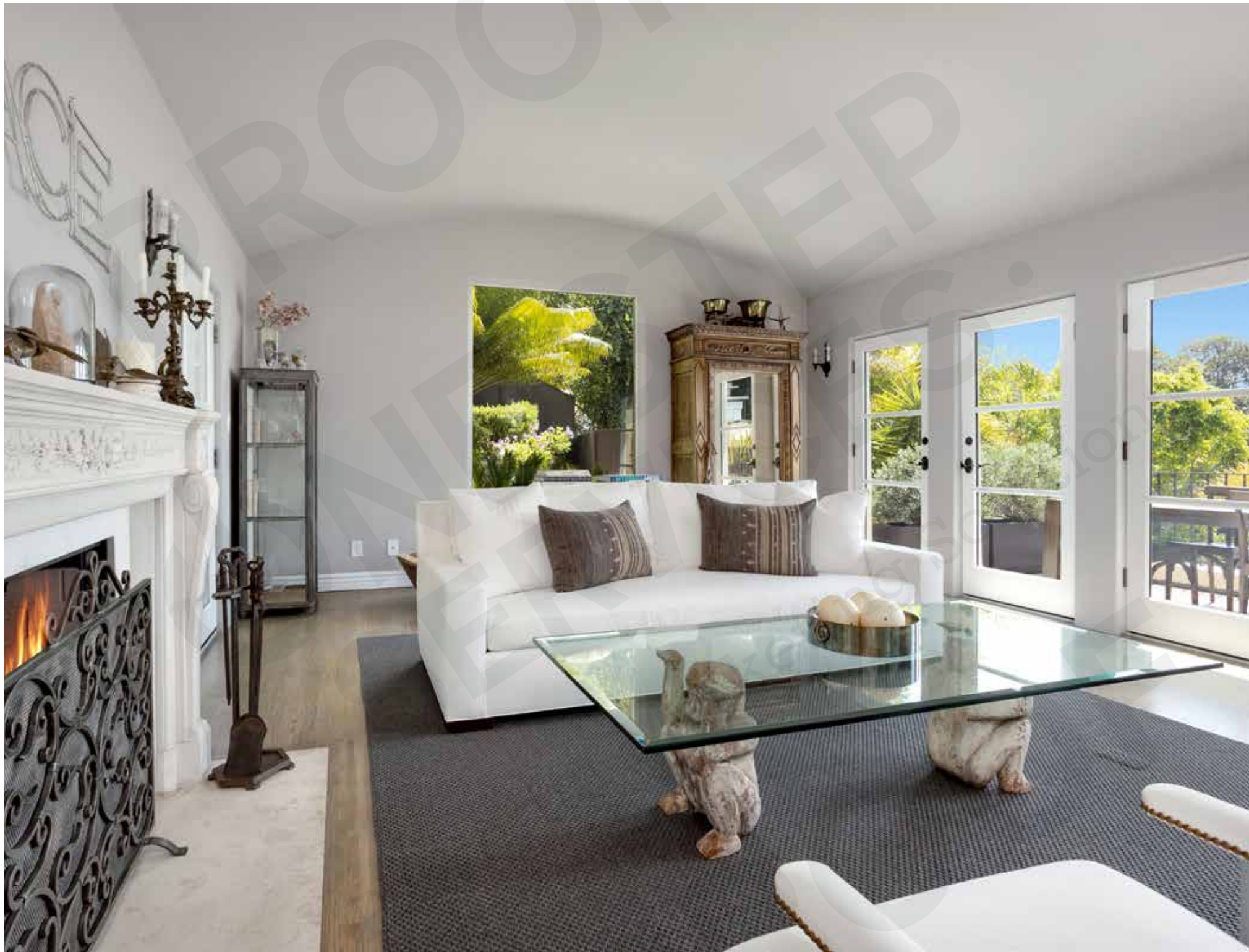
- 4 Bedrooms
- 4 Bathrooms
- 3,270 SF Living Area
- 7,013 SF Lot
- Separate Studio Apartment



LARRY YOUNG + ASSOCIATES

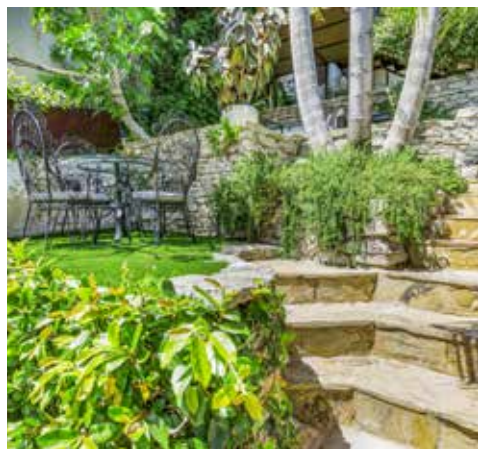
1610CrescentHeights.com

1610 North Crescent Heights Boulevard
Hollywood Hills West



Mere seconds above West Hollywood's legendary Sunset Strip in a celebrity-studded enclave, this original, 1920s Spanish beholds dazzling views of the city's glittering lights and of the Pacific Ocean beyond on the horizon. This unusually sun-bathed, airy home has been completely remodeled with refined taste and style. With a floorplan built for Southern California entertaining where letting the outdoors in is everything, there are terraces, balconies or patios off every room. Enjoy the openness to the panoramic views from several places or relax in many of the tranquil patio and garden settings surrounded by established foliage.





On the main level, a formal entry opens to the spacious living room featuring a high barreled ceiling and a huge picture window overlooking the garden. Banks of French doors open to a front-facing terrace and also to the leafy backyard patio. The formal dining room opens graciously to a large terrace.

The well-equipped cook's kitchen features custom cabinetry with multiple built-ins, honed Carrara marble countertops, top-tier stainless-steel appliances including a Bertazzoni cooking range and a dual-zone wine cooler.



On the lower level is a separate, renovated studio apartment with its own entrance and access to the street. It features a kitchenette, ample closet space, and a bath with an oversized glass-enclosed shower.

The private, backyard, picturesque and bountiful, feels much like a villa on the

Amalfi coast with its terraced spaces and gardens, all set under a restful canopy of palm, lemon, apple, blood orange and fig trees. So many romantic vignettes for alfresco lounging and dining under the sun and stars or for meditation surrounded by the soothing sound of trickling fountains.

All this within very close proximity to everything the Sunset Strip has to offer: The Chateau Marmont, Bristol Farms, Starbucks, Frank Gehry's "Gateway to Hollywood" project, popular restaurants and fabulous shopping.

