

Los Angeles Times

HOT PROPERTY

WESTSIDE :: CENTRAL :: SOUTHBAY :: LATIMES.COM/REALESTATE :: SATURDAY, DECEMBER 15, 2018 :: J



JOEL REIS

THE STUDIO CITY home once owned by Drew Barrymore and Tom Green has mature landscaping, a pool and a 400-year-old oak tree. It's listed at \$7.789 million.

HOT PROPERTY

Drew Barrymore and Tom Green once lived in this home for sale, above. They're not its only claim to fame.

HOME OF THE WEEK

A Monterey Colonial home in Beverly Hills retained its classic shell while being renovated with a modern interior.

THE PITCH

If you had \$2 million to spend, would you go for a Venice contemporary or a Mar Vista farmhouse?

MY FAVORITE ROOM

Designer David Meister's cloistered den is full of quirky tchotchkes. He 'wanted it to be cozy and feel enveloped.'

Weighing options on the Westside

In the high-caliber housing market of Los Angeles, every neighborhood has a distinct style, offering a list of pros and cons that can leave even the surest of buyers second-guessing. Better views lead to longer commutes. Living closer to the action may mean sacrificing space. The Pitch digs into these differences, pitting properties against each other in a head-to-head format and allowing the listing agents to proclaim why theirs is best.

The Westside offers plenty of options. Closer to the coast, modern builds are popping up and packing in. A mile inland, however, larger lots provide flexibility and space to spread out. If you had \$2 million to spare, which would you prefer: a Venice contemporary steps from Abbot Kinney or a Mar Vista farmhouse with storybook charm and a yard?

—JACK FLEMMING



BRANDON ARANT

VENICE RESIDENCE

Address: 1222 Electric Ave., Venice, 90291

Price: \$2.587 million

Specs: Three bedrooms and 3.25 bathrooms in 2,670 square feet (2,228-square-foot lot)

Agent: Tami Pardee and Jonathan Pearson of Halton Pardee & Partners

The agents' pitch:

This 2018 architectural gem from an authentic Venice designer offers the opportunity to live just steps from the vibrancy and excitement of Abbot Kinney while enjoying the privacy, comfort and style of a modern, newly constructed residence.

Local Venice Beach architect Electric Bowery presents a stunning mix of eclectic design and exquisite craftsmanship in a truly walkable neighborhood. Enter the

residence to an open floor plan that includes a gourmet kitchen with Sub-Zero and Wolf appliances, a center island and marble countertops. The bright living space flows to the private outdoor patio with a fire pit and drought-tolerant landscaping.

The third floor includes a stunning master suite with a custom fireplace, private balcony and walk-in closet offering ample custom shelving. The chic master bathroom is adorned with designer fixtures and lighting with a separate shower and free-standing tub. Additional features include Nest-controlled heating and A/C, electric privacy gate for parking, a two-car carport and a speaker system throughout the house.



ANTHONY BARCELO

MAR VISTA RESIDENCE

Address: 3611 Grand View Blvd., Los Angeles, 90066

Price: \$2.295 million

Specs: Four bedrooms and three bathrooms in 2,825 square feet (8,044-square-foot lot)

Agent: Anastasia Bowen of Benjamin Leeds

The agent's pitch:

Enter through a white picket fence through a garden-filled yard to a Cape Cod-style residence.

Traditional details abound throughout the house, with antique hardwood floors, glass-fronted built-in cabinets, a claw-foot tub and a sunny, eat-in kitchen with direct access to an outdoor dining terrace.

A detached guesthouse adds a bed-

room, bathroom and kitchen. In addition, a shed built to match the home's architecture offers a possible workshop or pottery studio.

Looking to expand? This spacious lot allows room to increase the house's square footage, enlarge the back garden and even add a swimming pool.

A car enthusiast will find plenty of on-site parking.

Grand View is a broad boulevard lined with an eclectic mix of historic homes in a variety of architectural styles. Extremely neighborhood-centric and family-friendly, this nostalgic home, built in 1922, is a few blocks from restaurants, bowling and the Sunday farmers' market, and minutes to Venice Beach.