

THE VAN NESS ESTATE

Historic Restoration & Architectural Details

- Meticulously restored 1912 Arts & Crafts Compound
- Quarter-sawn oak floors throughout
- Original Douglas fir and mahogany millwork
- Original built-ins and period detailing
- Stained and leaded glass
- Hand-stenciled and painted friezes
- Homespun/grass cloth and William Morris wall coverings
- Three wood-burning fireplaces with gas starters
- Recipient of Windsor Square-Hancock Park Historical Society Landmark Award
- Featured in *The Los Angeles Times* and other notable books and publications

Compound & Additional Structures

- Main residence (~5,100+ SF)
- Detached 2 bed / 2 bath guest house
- Temperature-controlled studio with vaulted ceilings, reclaimed beechwood walls, and heated floors (ideal for music or office)
- Pool pavilion with redwood paneling, oak floors, built-ins, and adjacent ¾ bath
- Dedicated wellness studio / gym
- Wine cellar with ~2,000 bottle capacity, hydraulic entry, wet bar, and tasting area
- Potting shed

Grounds & Outdoor Living

- Three contiguous parcels totaling 24,380 SF (over ½ acre)
- Sparkling 45-foot pool and spa with mosaic tile
- Pergola-covered outdoor dining with mature grapevines
- Outdoor fireplace + pizza oven, prep island, and sink
- Custom brick BBQ with cement slab counters + adjacent herb & vegetable beds
- Moroccan-inspired courtyard with herringbone brick patio and tiles imported from Morocco
- Lush, mature landscaping including drought-tolerant gardens, bamboo grove, redwood and pine trees
- Vegetable and herb gardens
- Three architectural fountains and multiple water features

Location

- Prime Windsor Square location
- Blocks to Larchmont Village
- Close to shops, dining, and weekly farmers market

Interior Features & Living Spaces

- Thoughtfully refreshed interiors with curated updates and lighting
- Chef's kitchen with butcher block prep, exposed brick, custom cabinetry, and breakfast room with custom mural and built-ins
- Premium appliances and fixtures including three (3) Wolf ranges, Sub-Zero refrigeration, Cove dishwasher, and Toto Neorest smart toilet
- Private screening/theater room with projection system
- Lower-level catering kitchen with storage
- Multiple laundry areas including second-floor laundry

Technology & Systems

- Tesla backup power system
- Property-wide internet/network infrastructure
- Hardwired alarm system across all structures
- Security cameras throughout
- Integrated main-level audio system
- All utilities underground

Infrastructure & Mechanical Upgrades

- 99%+/- copper plumbing (with PEX connections at filtration system)
- Updated electrical systems
- Multiple HVAC upgrades:
 - Main house (3rd floor system replaced; 1st/2nd floor damper system replaced)
 - Studio, gym and garage storage with new HVAC systems
 - Guest house ducting and damper system replaced
- Storm drain system upgraded with added cleanouts
- Waterproofing improvements (east façade)
- Rodent-proofing completed across all structures
- Landscape lighting updates

Water, Pool & Environmental Systems

- Pool and spa with dedicated heating and filtration systems (gas with electric ignition), featuring a copper ionizer and UV sanitation system (chlorine-free)
- Whole-property Pelican/Pentair carbon water filtration with pre-sediment filters and salt-free TAC softening system (main house)
- Water heaters: main house commercial 80-gallon gas; guest house tankless on-demand gas; pool bath electric