



# 3646 ROSEVIEW AVENUE ♦ MOUNT WASHINGTON

5 Bedrooms • 3½ Baths • 2 Car Garage • 3,953 sq.ft. • Approx. 1 Acre Lot

Perched on MOUNT WASHINGTON in the heart of Los Angeles, just a few quick minutes from downtown. This custom-designed contemporary "castle" offers a **breathtaking panoramic view** of downtown skyscrapers, Dodger Stadium, Chinatown, and USC. On a clear day, you can see Palos Verdes Hills, the Pacific Ocean and Santa Catalina Island. The nighttime city lights view is spectacular, and offers seasonal fireworks from the stadium. On nearly an acre, your own rambling backyard provides a hilly view of its own open land, with plenty of room to hike, bird-watch, and find solitude.

With surface-street commutes of only 15 minutes to Downtown LA and 9 minutes to Chinatown, you'll enjoy the convenience of an urban location and the peace of country living. Pasadena and Burbank shopping is just minutes away.



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CalBRE Lic # 01437693

## *Stunning Views and Privacy in the Heart of Los Angeles*



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The bottom floor has 4 bedrooms, 2 baths, a laundry room, and a retreat. The sprawling master bedroom with its huge walk-in closet and office is on the middle floor. The top floor, graced with natural light from two enormous skylights, has the living and dining rooms, a second office, and of course the designer kitchen with 2 sinks, a 5-burner stove and two convection ovens. A spacious refrigerator and a full-size matching freezer provide plenty of convenient food storage. All appliances are stainless steel. The floor is dark-stained bamboo and Turkish travertine. One of your favorite spots may be the party-sized deck. Both decks offer dramatic views! Designed and built in 2011, it has all you expect and more. Granite, travertine, bamboo, recessed lighting, dual HVAC and tankless water heater, fire sprinklers, and a massive amount of storage accommodations.

***Simply too many amenities to mention. Call today for a private showing!***