



BERKSHIRE HATHAWAY  
HomeServices

LUXURY  
COLLECTION



1 Wagon Lane, Rolling Hills













## One Wagon Lane Rolling Hills

### Contemporary Modern Ranch Home Built in 1972

One Level Pillar and Post Design Which Allows for an Open Flow Floor Plan with fewer Walls and Hallways

- 3300 Sqft of living space including guest house
- Built in 1972 for an aerospace executive and first time on the market in 26 years
- Large entertaining spaces with direct access outside to patios.
- Three bedrooms in the main house (one currently used as an office). Two additional bedrooms in the guest house
- Three car garage and lighted paver driveway with ample parking for 6+ cars.
- Professionally landscaped property and fenced backyard.
- Current owner has updated all living areas including the master suite.
- Entire home exterior repainted in 2021
- Newer fire safe roof
- Rolling Hills offers 24/7 gated access at three road gates.
- Magnificent views of Santa Monica Bay and Downtown Los Angeles, Santa Monica and Angeles Crest Mountains.
- City lights and magical sunsets.
- Three fireplaces with gas starters and ceramic logs.

### FLOOR PLAN



## PATTERSON & STETSON

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