



1240 Benedict Canyon Drive

Beverly Hills · Beverly Hills, CA 90210

\$12,750,000

A 1936 Georgian estate on flat, gated grounds — restored twice, never subdivided.

Lower Benedict Canyon is the short, flat stretch of the canyon before it climbs — the closest thing in Beverly Hills to a country lane, four minutes from the Beverly Hills Hotel.

BEDROOMS

6

BATHROOMS

9

INTERIOR

9,800 sq ft

LOT

1.2 acres

BUILT

1936



The property

Built in 1936 for a studio executive and held by three families since, this is one of the last estates on lower Benedict with its original acre and a quarter intact. The house was restored in 2009 and again in 2020 — mechanicals, roof and windows are new; the plaster, the ironwork and the staircase are not.

The formal rooms run east to west along the garden front: a living room with the original limestone mantel, a panelled library and a dining room that seats eighteen. The kitchen and family wing were rebuilt at the back of the house, opening to a loggia and the lawn.

Six bedrooms upstairs, including a primary suite with two dressing rooms and a bathroom carved from a single block of Calacatta. A separate two-bedroom guest house sits beyond the tennis court.

Features

Original 1936 detailing

North-south tennis court

Two-bedroom guest house

Panelled library

Wine room, 1,800 bottles

Loggia and formal gardens

Staff kitchen and quarters

Gated with full perimeter walls

Generator and water storage

Flat 1.2-acre parcel



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Square footage and lot size are taken from public record and the owner's plans. Buyers should verify all figures independently. © 2026 VERTA · 8560 Sunset Boulevard, Suite 400, West Hollywood, CA 90069 · Equal Housing Opportunity.