

# SUPRSTRUCTUR

PRICE  
**\$2.098M**

ARCHITECT  
**UNKNOWN**

AGENT  
**NATE COLE**  
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LOCATION  
**6537 S HALM AVE**  
**LOS ANGELES CA 90056**

BUILT  
**1964**

SPECIFICATION  
**BEDROOMS 4**  
**BATHROOMS 4**  
**HOUSE 3,081 SF**  
**LOT 9,505 SF**





**Located on one of the best blocks in Ladera Heights, a 1964 Modernist residence carefully renovated with an extraordinarily sophisticated level of finish**

From the generous driveway, one enters a minimally-planted entrance courtyard via a slatted wooden privacy screen. Within the courtyard is a singular azalea tree set within white peddles. Walls of glass allow morning light to filter through the courtyard into the bright, voluminous open-plan interior.

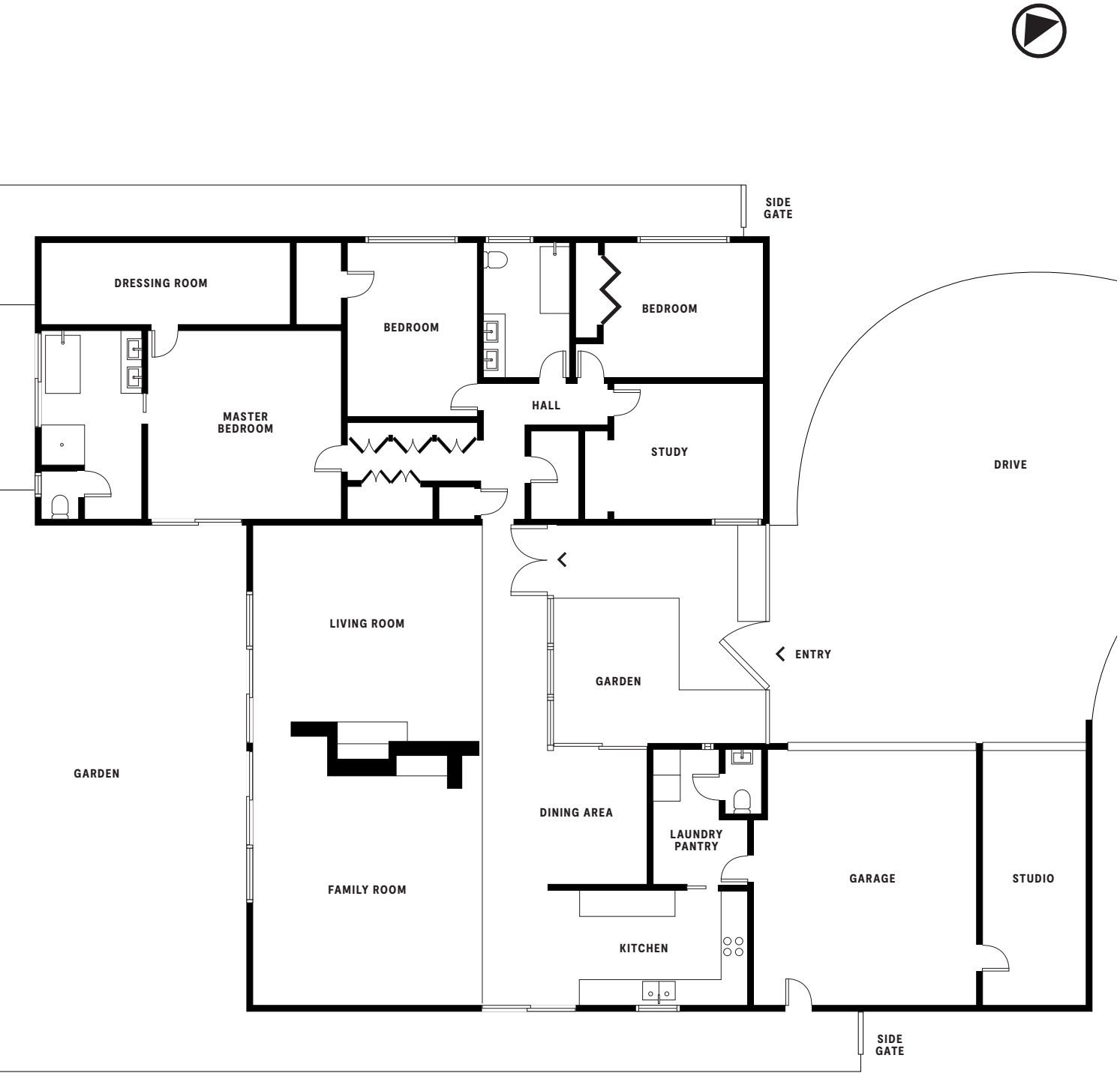
The dramatic living spaces are sunlit throughout the day via glass sliders at south, east, and west exposures. A double-sided white-painted brick and travertine fireplace delineates two expansive living areas, both of which have long views of the garden. Original Terrazzo flooring travels from public spaces to private, transitioning to white epoxy-topped concrete.

An immaculately detailed kitchen has Carrera Marble counters and custom cabinetry surrounding a Sub Zero fridge and Viking gas range. A laundry/pantry area and additional half bath is adjacent to the direct access three car garage. Within the garage, one space has been converted into a spacious office/studio workspace fitted out in a contrasting dark aesthetic with exposed roof timbers, naturally illuminated by roofline clerestory windows.

Bedrooms and bathrooms are located in a private area of the house, isolated from the living, dining and working spaces. The large master features a Japanese-style soaking tub with garden views and over-sized shower as well as a proper walk-in closet. Three further bedrooms, a bathroom and half bath have been fitted out in a handsome contemporary style very much in sympathy with the building's architecture.

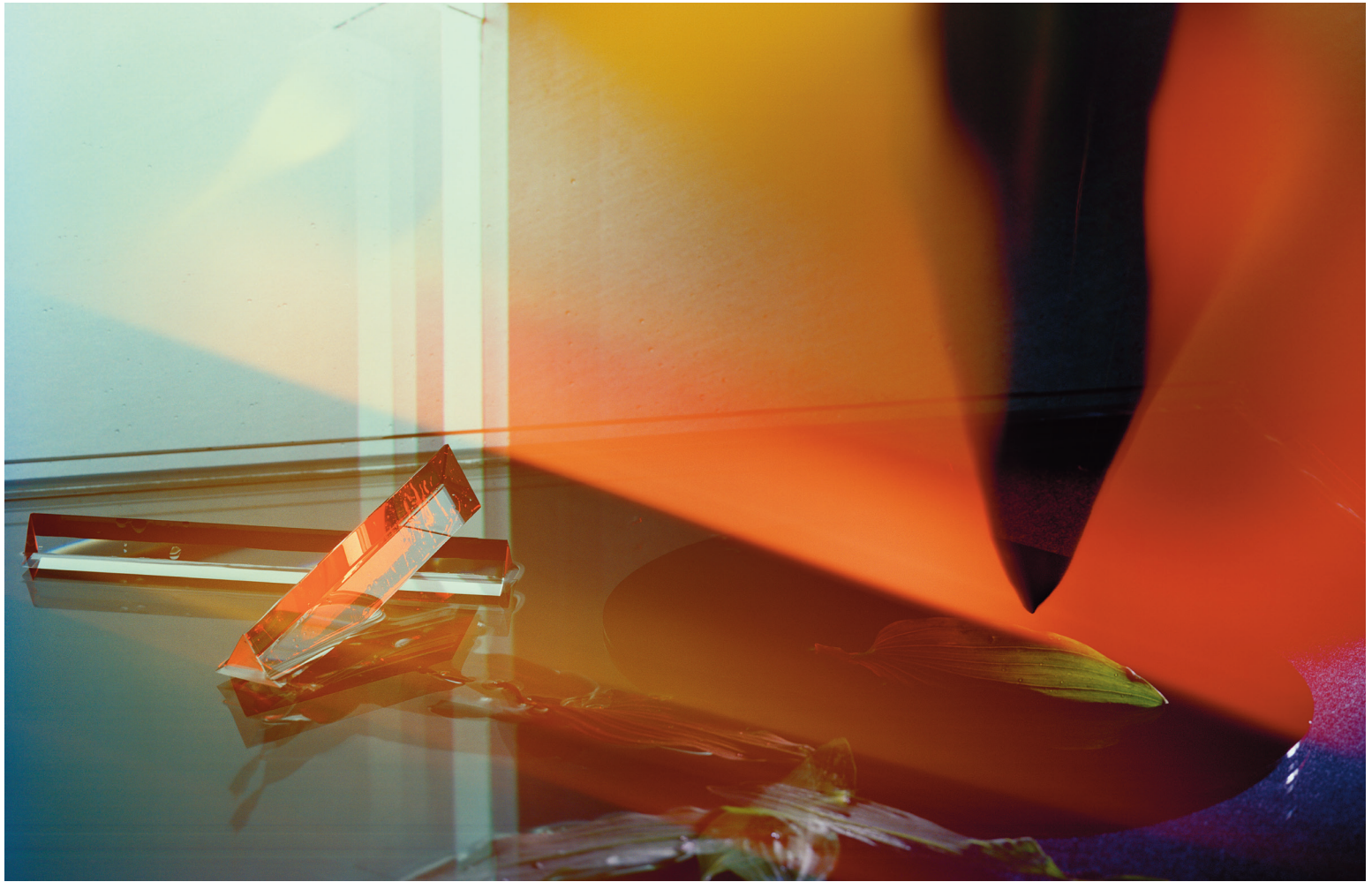
The owners have taken no shortcuts with the comprehensive renovations, painstakingly retaining the home's architectural integrity while extensively updated its systems: dual system/zoned HVAC, rewired electrical, re-plumbed service lines, solar panels with 20+ year warranty, on demand water heater with timed recirculating, whole house water filtration/purification, strategically placed under-floor electric heating & more besides.

The 9,500 sf lot is elevated above its rear neighbors providing utmost privacy as well as sunset horizon views. In close proximity to Culver City, Playa Vista, Silicon Beach & only minutes to LAX.



HOUSE C.3,081 SF / LOT 9,505 SF






## REAL ESTATE SERVICES

**suprstructur is a Los Angeles real estate agency offering carefully chosen properties to buyers for whom light, space and truth-to-material are driving inspirations. suprstructur is founded on the belief that architecture and design have the power to improve and enrich human life.**

**suprstructur focuses solely on architecture and design-led property; importantly, we only curate work with integrity. We provide a considered, tasteful offering of the most intriguing and noteworthy properties on the market regardless of price point.**

**suprstructur offers full-service representation for sellers and buyers of design-led property. Our sales agents are industry experts, not just in the field of real estate sales, but also in the complementary fields of architecture and architectural history, interior design, advertising, branding, marketing and real estate development: we understand your space and are able to curate it authoritatively.**

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**SUPRSTRUCTUR.COM**

## SELLING

We maximize the value of your significant property by creating provenance. This is achieved through superior property presentation on our unique digital platform: architectural photography, editorial-style copy and historical research combine to unearth intriguing stories that appeal directly to buyers.

Importantly we only curate buildings that have architectural or design integrity; by acting as a filter we attract an audience for whom design and quality are the foremost considerations. Cutting edge branding, marketing and social media tools enable us to show your property to a targeted audience of like-minded creative professionals in an unconventional, thoughtful way.

## BUYING

suprstructur is powered by intelligent data: the company has undertaken original research to map and catalogue architecturally interesting and design-led property of all ages and typologies in the Los Angeles region from the turn of the twentieth century to the present day.

Our database, constructed by architecturally educated analysts, enumerates nearly 10,000 properties, a unique asset which enables us to knowledgeably and effectively advise discerning buyers.