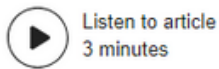


Mountainside L.A. Mansion Offering Pickleball and Candy on Demand Asks \$29.888 Million

The glass- and wood-clad new build in Brentwood was carved into a hillside, requiring the removal of about 680 truckloads of dirt

BY LIZ LUCKING [Follow](#) | ORIGINALLY PUBLISHED ON AUGUST 7, 2023 | [MANSION GLOBAL](#)



A newly constructed mansion in Los Angeles's tony [Brentwood](#) neighborhood with a pickleball court, a putting green and a candy station has hit the market for just shy of \$29.888 million.

Dubbed "Allure," the glass- and wood-clad home was carved into a mountainside, requiring the removal of approximately 680 truckloads of dirt to create over an acre of flat land.

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Designing and building the house "was an opportunity to push the boundaries of luxury and design in Los Angeles, to create a property that's truly in a league of its own," said Ramtin "Ray" Nosrati, the home's developer and founder of Huntington Estates Properties.

Inside, the 14,000-square-foot property is full of natural materials that are paired with a neutral palette. There are wooden ceilings and walls throughout the home, plus stone slabs across the kitchen and bathrooms and a sprawling and lush living wall suspended 30 feet above the main living area with four moss varieties.



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The seven-bedroom home is loaded with high-end features and amenities.

There's a gourmet chef's kitchen with a commercial-grade walk-in refrigerator; a bar and wine room; a home theater has a Rolls Royce starlight ceiling—typically found within the exclusive automobile—with a candy lounge and a wine fridge. Other amenities include an office, a gym and a sauna.

Upstairs, the primary wing spans a sizable 3,000 square feet and has a lounge, a two-sided fireplace, a European stone-clad bathroom, plus dual closet changing rooms, one of which features a walk-out balcony with a fire pit overlooking the grounds below.



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The house embodies “luxury, creativity, and meticulous design in one of LA’s most coveted neighborhoods,” Forster Jones said. “Ray has seamlessly integrated his distinctive touch into every detail, from the epic sports complex to the artistry of his signature living moss walls.”

The underlying property last changed hands in 2021 for \$3.5 million, records with PropertyShark show.