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The Real Estate market in Los Angeles is ever changing, especially now, but there are some houses and developers that are leading the way in this change and are even causing this evolution to move even more quickly. One of these houses leading the way is The Carman Crest House, and one of these visionary developers is Adam Ambruso. Adam noticed many years ago the gradual shift in development toward the east in Los Angeles and set his sights on Outpost Estates, his favorite area in Los Angeles. To him this area signified luxury and creativity while still having an edgy and relevant youthful tone. Outpost Estates is defined by its cohesive neighborhood feel, lush green landscape, and wide roads that take you to the top of Mulholland in minutes from the bottom of the hill. What is also significant about this area, is the absence of telephone and power lines. It turns out that Outpost Estates is one of the only areas in the hills that planned their neighborhood well, which included burying their telephone and power lines underneath the ground. When you are at the top of the hill, if you didn't know where you were, you might think you are in the South of France or hills of Italy.

The Carman Crest House promises to do just what the developer had in mind, which is to speed up the change in Los Angeles real estate by breaking quality and price records in its area. The house lives on Carman Crest Drive the cherry street of Outpost Estates, which is a cul-de-sac street at the very top of the hill on the last ridge before you hit the world famous Mulholland Drive. This is a modern house, but it is also an ode to Frank Lloyd Wright's organic architecture, which gives it a very cozy and warm feel that makes you never want to leave your home. This was accomplished by using only organic materials and by creating an interior Zen garden oasis that boasts living walls and a grand Asian influenced water feature around which the house is wrapped. A zero edge, infinity ozone pool is suspended in the air on 38 caissons and poured in place concrete with breathtaking views of the The Griffith Observatory, the lush green Mulholland Corridor, The Hollywood Lookout, as well as the city. This idea of Organic Architecture also influenced the creation of a beautiful green and well planned front and back yard framed in lush unfinished concrete planter boxes. The front of the house is bookmarked by two 20 year old Olive Trees. All grass is Marathon and is alive. The decision to use no artificial turf was adamant. This house sits on over a quarter of an acre, so the back yard is huge and is reminiscent of the Getty Museum's gorgeous grounds with organic trails and seating areas and a potpourri of beautiful colored plants and trees and no signs of the city. This back yard was equipped with a well thought out light

plan and was wired for music and sound using commercial grade speakers and bass throughout.

The house contains approximately 5,000 square feet and sits on three stories. To enter this level, you must pass open and close a custom 8 foot 4 inch thick solid Walnut front door hung by the Bugatti of door hinges. This serious door conveys to the observer that you are entering a serious house. The first and main level is the level whereby the pool and jacuzzi live and is fully self-contained, which makes it perfect for entertaining. Everything is operational from your phone. This level signifies true California living with an “Indoor-Outdoor” kitchen, kitchen island, dining room, and living room. The house is equipped with the prestigious California based Styline windows. All windows on the main level disappear by pocketing into the walls. There is only one stationery window on the entire floor. There is no reason to go downstairs unless invited. On this floor, the ceilings are 13 feet high with floor to ceiling glass all across the back of the house. To give privacy to the owner, all windows were removed from the front of the house except for the skylight windows that span the entire width of the house in order to receive maximum light. The house faces East, so it receives maximum and brilliant sun light from morning till dusk. It is important to note that this level has two six foot long fireplaces...one in the living room, and one on the pool deck.

All of the finishes in this house are custom made and are from Italy or Europe in general. Only the best was used. All appliances inside are Miele or SubZero, and outside are Perlick. Equally important if not more important than what materials were used is what materials were not used. We used only four materials in the entire house, and four were used on every floor. These materials are Unfinished Concrete, Seagrass natural stone, French Oak, and Walnut. This gives the house a peaceful, organic, and Zenlike feel. The lighting in the house was painstakingly planned and organized by one of the top lighting architects in Los Angeles.

The second level is the guest level and is also the private entrance to and from the garage. You will quickly notice that all door handles have been wrapped in black leather, so you never have to touch cold metal. It is very rare that a house has an entire level designated solely for guests, which gives added privacy and separation to the owners. Both rooms have Juliette balconies that face the interior Zen garden giving the feel of a private Italian balcony. The Zen garden like every room of the house is equipped with amazing sound. There are no floor transitions in the entire house, so energy is never blocked as the house flows well, and you will never stub your toe getting in and out of a shower. All decks and showers are on an expensive pedestal system, which prevents the use of drains or slanting of the floors as water

just disappears through the cracks in the floor. The second level also contains a utility room with ElectroLux Appliances.

There is a half step down through commercial grade storefront windows with views of the Zen garden into the master bedroom, which is protected by two very substantial doors with large black leather handles. Like the main level, this entire level is completely self-contained with its own kitchen and epic his and her bathroom. The bathroom has a breathtaking dramatic black marble glass enclosed shower with two jumbo shower heads and a stunning free standing bath tub. With all of the windows pocketed into the wall, you feel as if you are truly bathing in nature. In the center of this level sits a concrete enclosed six foot fireplace. The bed was custom made to house a 55" television with an electric arm that comes out from underneath the bed and sits in the perfect position to enjoy your favorite movie or television show. This level is almost all windows, and almost all of them go away by pocketing into the wall. You are truly living in nature on this level as you are deeper in the trees than on the main level. The elegant master closet gives you the impression it was made for someone special. Two Pelaton bikes and a workout area sit behind the bed. A sliding glass door leads you out the back of the room to a deck for you to relax on and listen to the relaxing sounds of the water bouncing down a magnificent water feature.

The house is bookmarked by two sets of well lit acid washed concrete steps that span from the top of the property all the way down to the bottom leading into the back yard. These stairs then transition into wooden steps that lead all the way to very bottom of the property. This makes it very easy to access all parts of the property safely at any time of the day or night.

I hope you love cars because this house boasts a two story, subterranean garage with two commercial grade hydraulic lifts. The walls are unfinished concrete, and the lifts are metal painted in black and Ferrari red and are as clean as a museum giving the whole house a bit of a James Bond feel. You could have a \$2 million+ four car collection, and no one would know from the street level. Your cars on the bottom level can be easily viewed through a glass door in the Zen garden. The custom made guillotine garage door sits on the face of the house and moves stealthily up and down definitely helps lend a serious cool factor to this already extraordinary house.