

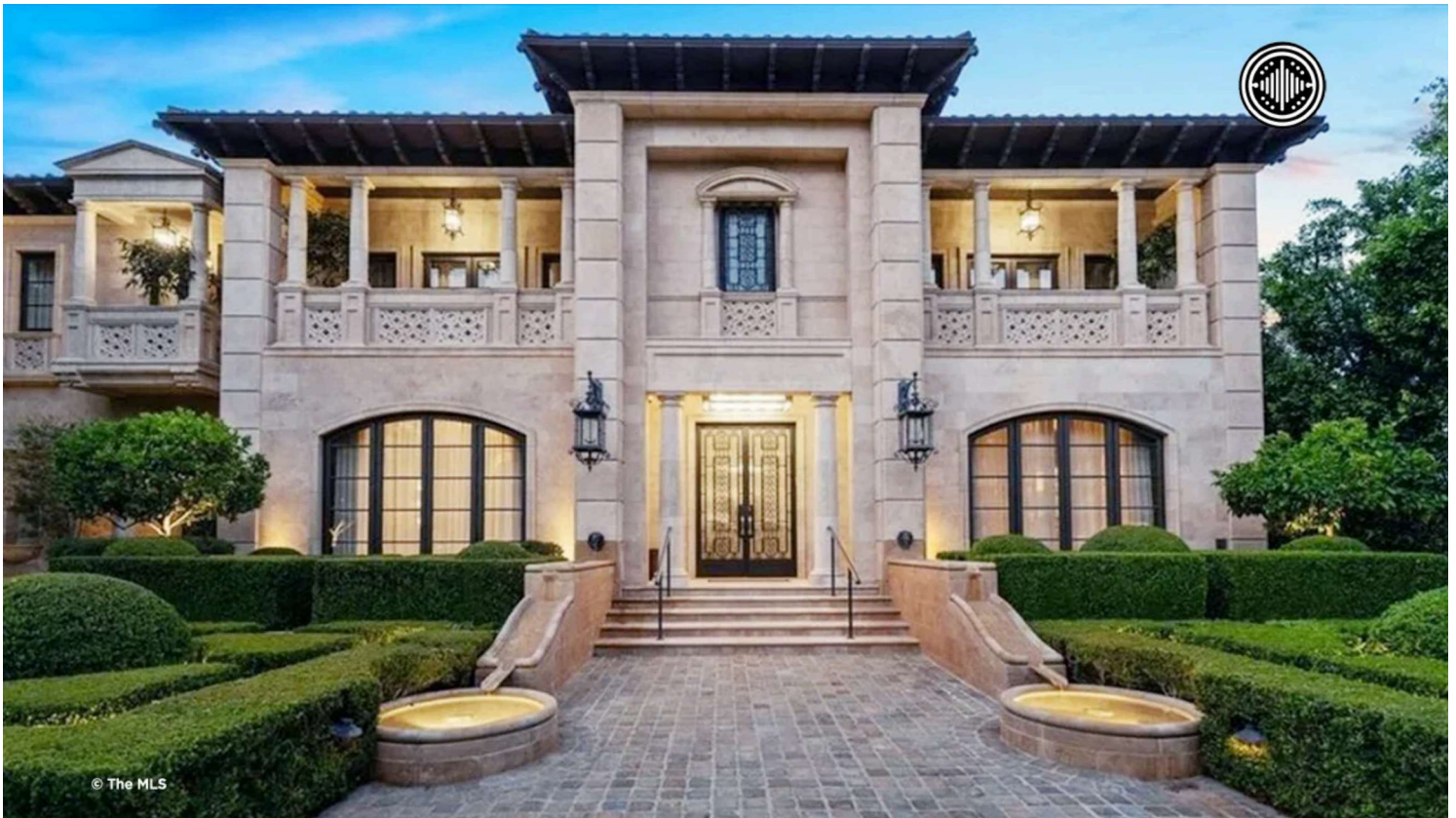
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## \$40M Beverly Hills Estate by Celebrity Architect Richard Landry Hits the Market

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— Categories: Real Estate



A grand limestone estate in the heart of the Beverly Hills Flats has just been listed for a staggering \$39,995,000. Built by renowned architect Richard Landry, the Italian-style villa is a prime example of luxury living in one of California's most exclusive neighborhoods.

The mansion, which spans nearly 20,000 square feet, features seven bedrooms and 15 bathrooms. It sits on a lush 0.68-acre lot and was previously honored with the Robb Report's Ultimate Home Award in 2011, the same year the home was completed. The

property has been meticulously maintained, blending timeless elegance with top-tier modern craftsmanship.

The architectural team behind the residence includes some of the biggest names in high-end real estate design. Landry, often referred to as “The King of the Megamansion,” has crafted homes for a long list of celebrities, such as Tom Brady and Gisele Bündchen, Wayne Gretzky, Rod Stewart, Michael Jackson, and the Kardashian-Jenner family. Interior designer Joan Behnke, builder John Finton, and landscape designer Christine London also contributed to the project, resulting in a true showpiece of West Coast opulence.

The estate is made entirely from hand-carved Dijon limestone, giving it a European charm rarely seen in Los Angeles. Records show the home was purchased in 2016 for just over \$12.8 million by a trust linked to Heather Babber, founder and CEO of Paladin Management Group. Babber is also an author and entrepreneur, adding to the home’s modern legacy.

Listing agent Jade Mills of Coldwell Banker described the villa as “a triumph of design, craftsmanship and grandeur,” noting that it “is a modern classic in the heart of Beverly Hills.” According to Mills, the interiors blend “classical Italian elegance with art deco flair,” enhancing the home’s distinguished yet inviting atmosphere.

Among the estate’s standout features is a two-level living room with inlaid wood floors, a fireplace, and high coffered ceilings. These open to a stone loggia through accordion-style doors, perfect for outdoor entertaining. The formal dining room, which seats at least a dozen, includes custom millwork, leopard-print wall panels, and French doors leading to manicured gardens.

One of the most unique elements is the chef’s kosher kitchen, outfitted with double sets of appliances, Italian granite countertops, and hand-crafted mahogany cabinetry. A barrel-vaulted stainless steel ceiling crowns the space, giving it both a modern and functional appeal.

Entertainment spaces abound throughout the home. There’s a lounge with a 1,000-gallon saltwater aquarium, a sleek wet bar, and a cozy breakfast room that opens to the expansive backyard. Outdoor amenities include a swimming pool, spa, garden paths, a loggia, an outdoor kitchen, and a guesthouse. For indoor wellness, there’s also a luxurious indoor swimming pool.

The grand foyer is another highlight. With a sweeping staircase and bronze chandelier paired with Dale Chihuly glass art installations, it creates an awe-inspiring entrance that reflects the home's attention to detail.

This listing places the estate among the most high-profile properties available in Beverly Hills this summer. With its designer pedigree, celebrity connections, and sheer architectural ambition, the home stands as one of the finest examples of luxury real estate currently on the market in Southern California.