

The Krayzelberg Flip

Those interested in flipping houses might want to take a page from three-time Olympic gold medalist **Lenny Krayzelburg's** playbook.

Movers & Shakers



In August 2005, the 31-year-old swimmer (and one of *People's Sexiest Men Alive* in 2000) bought a three-bedroom, three-and-a-half bathroom 1920s home in

the Sunset Hills section of Los Angeles. He paid about \$1.5 million.

Recently, he sold it to a San Francisco retiree who paid in the mid-\$2-million range, according to listing agent **Philip Buck** of **Rodeo Realty**.

"He stripped it completely and rebuilt it," Buck says. "Everything from the drywall to the electrical to the plumbing. It's like a brand-new house."

The 9,000-square-foot property offers views of Beverly Hills and West Hollywood, an estimated \$50,000 to \$100,000 worth of landscaping (according to the broker), a patio suitable for entertaining and a brand-new drainage system.

Inside, there is a sunken master suite with deluxe bathroom and dual walk-in closets, a six-person media room, a 400-square-foot wine cellar, brand-new oak floors, a tiled kitchen with Viking appliances and a hearth, and breakfast and dining areas.

This isn't the first time the swimmer's pushed for profit. Buck says Krayzelburg, who runs an eponymous swim school in the area, has bought and sold five homes in Palm Springs, Calif. This is his first in Los Angeles.