

\$2,849,000 - 1410 Woodruff Avenue, Los Angeles

MLS® #24426691

\$2,849,000

3 Bedroom, 3.00 Bathroom, 2,412 sqft

Residential on 0 Acres

N/A, Los Angeles,

A unique opportunity to own a piece of Westwood history in one of the most coveted locations in the neighborhood. Set serenely above the street, this single level and move-in ready Country English home, built as one of the first homes in 1928, boasts a seamless blend of classic traditional details and old-world charm including hardwood floors, exposed beam ceilings, decorative arched doorways paired with a very convivial and modern floor plan. Accented by a brick framed doorway, the entry leads to an expansive living room with wood beamed ceilings, rich hardwood floors and custom fireplace opening to a large formal dining room with custom built-ins to match the decorative archways throughout the house and a sun filled breakfast room and sitting area. The casual layout with easy flow through the rooms is an entertainer's dream allowing for parties throughout the seasons. The gourmet kitchen is a cook's nirvana with granite counters, farmhouse sink, new stainless Subzero and Viking appliances, separate wine cooler, large pantry storage and butler's pantry adding additional storage and workspace. To the left of the entry is a private bedroom wing with a spacious family bedroom, an updated hall bath and a gracious primary suite with voluminous closet and sumptuous en-suite bath with a blend of stone and marble finishes, oversized glass-encased shower and dual vanities. The third bedroom is located discretely down a hallway from the kitchen and features a built-in



desk and stunning en-suite bath. Bordered by mature trees and lush landscaping, the intimate and private backyard features several terraced brick patios perfect for lounging with a book or alfresco dining on a warm Summer's evening. The large garage, set below the house, includes room for two cars, the laundry machines, space for an additional refrigerator, and two large storage closets. Beyond all its outstanding features, the house is mere moments away from the relaxing atmosphere at Holmby park, the world-class shopping at Century City Westfield mall, the glamour of Beverly Hills, the vibrant nightlife of West Hollywood, the cultural offerings of UCLA/Westwood and access to the prestigious, award-winning Fairburn Elementary School.

Built in 1928

Essential Information

MLS® #	24426691
Price	\$2,849,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	2,412
Acres	0.13
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	James Bremner
Listing Office	Compass

Community Information

Address	1410 Woodruff Avenue
Area	C05 - Westwood - Century City
Subdivision	N/A

City	Los Angeles
County	Los Angeles
Zip Code	90024

Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Garage Door Opener
View	None
Pool	None

Exterior

Roof	Composition
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Interior

Interior	Tile, Wood
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Range Hood, Vented Exhaust Fan
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	One

Additional Information

Date Listed	August 12th, 2024
Days on Market	103
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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