

# **\$3,780,000 - 140 Granville Avenue, Los Angeles**

MLS® #25489495

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## **\$3,780,000**

4 Bedroom, 4.00 Bathroom, 2,435 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Tucked away in a premier Brentwood neighborhood, this single-level residence offers a tranquil retreat enveloped by lush privacy hedging. Beyond the automatic gate, the meticulously landscaped grounds are weaved with citrus trees, lavender, fig vine, and serene water features that create an enchanting first impression. Inside, architectural details like arched doorways, beamed ceilings, and rich hardwood floors exude warmth and character, while light-filled spaces flow effortlessly for both everyday living and entertaining. A family room beneath vaulted ceilings offers an intimate setting with a garden view, while a dual-sided fireplace anchors both the generous formal living and dining room, opening seamlessly to a wisteria-draped back deck that blooms stunning purple flowers in the spring. The kitchen, outfitted with stainless steel appliances including a state-of-the-art Wolf range, blends style and functionality with ample storage. The primary suite, ideally positioned at the back of the home, is a private haven, offering deck access, dual closets, and a luxurious ensuite with a soaking tub and glass-enclosed shower. Three additional bedrooms provide flexibility for guests, an office, or creative pursuits. The backyard is an oasis of California living, with a newly installed turf lawn, a pergola-shaded stone patio, a fire pit, and a sparkling pool and spa with a cascading waterfall. The finished garage provides versatility -- great for a pool house,



gym, or studio. Additional highlights include surround sound throughout the home, an owned solar system, a side-by-side laundry area, and gated parking for three vehicles. Ideally located near Brentwood Village and San Vicente Boulevard's fine dining and boutiques, with easy access to country clubs and the iconic coastline, this residence embodies the best of Westside living. OFFER DEADLINE, MONDAY, FEB 3 at 3:00PM.

Built in 1933

**Essential Information**

MLS® #	25489495
Price	\$3,780,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,435
Acres	0.18
Year Built	1933
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	F. Ron Smith
Listing Office	Compass

**Community Information**

Address	140 Granville Avenue
Area	C06 - Brentwood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90049

**Amenities**

Parking Spaces	3
Parking	Driveway, Electric Gate

Garages	Driveway, Electric Gate
View	City Lights
Has Pool	Yes
Pool	In Ground, Waterfall
Security	Security Gate, Gated Community, Key Card Entry

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Secluded, Yard
Windows	Double Pane Windows, Shutters, Skylight(s)

## Interior

Interior	Carpet, Wood, Tile
Interior Features	Recessed Lighting, Beamed Ceilings, Cathedral Ceiling(s)
Appliances	Dishwasher, Disposal, Microwave, Range, Refrigerator, Range Hood, Dryer, Washer, Built-In, Oven
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Decorative, Dining Room, Gas, Multi-Sided
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 27th, 2025
Days on Market	10
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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