

# \$2,025,000 - 1918 Fairburn Avenue, Los Angeles

MLS® #25490603

**\$2,025,000**

2 Bedroom, 2.00 Bathroom, 1,279 sqft

Residential on 0 Acres

N/A, Los Angeles,

Nestled in a prime location surrounded by multi-million dollar homes, this custom-designed, newly updated 2-bed/2-bath traditional home is truly a paradise. Perfectly perched above a coveted tree-lined street, it offers breathtaking treetop views and a freshly remodeled backyard designed for seamless indoor/outdoor living. With sleek, modern finishes, abundant natural light, and designer furnishings available for purchase separately, this move-in-ready property is a rare find.

Pending architectural plans are in place for a 2,100-square-foot expansion, allowing you to make this stunning property even more extraordinary. Greeted by exotic palm trees and a striking wood-paneled facade, the home exudes charm and elegance. Inside, the sunlit living room boasts a marble-front fireplace and a wall of windows framing spectacular views of the trees and sunsets. The open floor plan flows effortlessly into a dining room featuring a custom wine rack wall and an updated kitchen outfitted with sleek quartz countertops, stainless steel appliances, and a cozy breakfast nook. French doors open to a covered terrace overlooking an entertainer's dream backyard. Highlights include a custom outdoor kitchen with a massive granite slab, Bull grill and griddle, Vevor steel cabinetry, and a refrigerator. Gather with friends and family around the fireplace with seating for 12, all while enjoying the privacy of the lush turf yard adorned with exotic palms and mature trees. The serene rear-facing primary suite



features a wall of closets and an elegant en suite bathroom, while the front-facing second bedroom offers tranquil treetop views. Additional features include hardwood floors, central AC/heat, dual-pane windows, and a stackable washer/dryer. The detached garage is complete with epoxy flooring, an automatic door, built-in EV charger port, and extra storage. The xeriscape garden and turf landscaping provide eco-friendly, water-efficient beauty. Located near Century City, Westfield Mall, UCLA, Beverly Hills, and Westwood Charter School, this home offers unparalleled convenience. Walker's paradise score of 71. Don't miss your chance to own a home that blends luxury, opportunity, and prime location this exceptional property won't last long!

Built in 1939

## Essential Information

MLS® #	25490603
Price	\$2,025,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,279
Acres	0.15
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Michael Gholian
Listing Office	Keller Williams Beverly Hills

## Community Information

Address	1918 Fairburn Avenue
Area	C05 - Westwood - Century City

Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90025

## Amenities

Parking Spaces	2
Parking	Driveway
Garages	Driveway
Pool	None

## Exterior

Windows	Double Pane Windows
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## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer, Barbecue, Oven
Heating	Central
Cooling	Dual
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 28th, 2025
Days on Market	79
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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