

\$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 |
|---------|---------------------|

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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