

# **\$2,895,000 - 3225 Butler Avenue, Los Angeles**

MLS® #25497631

**\$2,895,000**

4 Bedroom, 3.00 Bathroom, 2,375 sqft

Residential on 0 Acres

N/A, Los Angeles,

Beautiful Trousdale home with lots of space. Open floor plan with grand room anchored by two fireplaces and bar. Remodeled large kitchen and baths. Great flow for entertaining. Custom primary bedroom w/ separate whirlpool tub and shower and large walk-in closet. Hardwood floors, granite counters, dual pane windows, wired sound in living/primary/kitchen, new central HVAC, copper plumbing, solar panels, permitted bonus room with skylights, finished garage with new roll up door. New drought resistant landscaping front and back. Beautiful private yard. Close distance to Whole Foods, Starbucks, banks, restaurants and top-rated elementary school.

Built in 1948

## **Essential Information**

MLS® #	25497631
Price	\$2,895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,375
Acres	0.16
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional



Status	Closed
Listing Agent	Ron Wynn
Listing Office	Compass

## Community Information

Address	3225 Butler Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

## Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage
View	None
Pool	None

## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	February 13th, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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