

\$3,595,000 - 10422 Sunset Boulevard, Los Angeles

MLS® #25499443

\$3,595,000

4 Bedroom, 3.00 Bathroom, 2,569 sqft

Residential on 0 Acres

N/A, Los Angeles,

Set far back from the street in a true sylvan setting, this lovingly maintained Storybook Traditional sits on a large, flat, exceptionally private lot in coveted Little Holmby. Located in the company of some of the city's most exquisite estates, 10422 Sunset Boulevard offers limitless possibilities to restore and update or to rebuild entirely, creating a new dream estate of one's own. The charming pedigree is evident right from the curb, with its brick-and-wood-paneled facade, its diamond-lattice-paned windows and its very convenient stone-clad circular driveway and motor court. The inviting one-story floorplan has an easy entertaining flow from room-to-room and to the glorious outdoors. A welcoming wood parquet floor entry leads to the large formal living room featuring the original rock-accented fireplace. Adjacent is a cozy, wood-paneled den with an additional fireplace and beamed ceilings. Both rooms open to a sun-filled family room with a large bar and pitched, beamed ceilings. The family room, living room and lanai overlook and lead out to the expansive backyard gardens, perfect for entertaining elegantly, large-scale or small. The country-style kitchen has tile counter tops, distressed wood cabinetry and modern appliances all accented in exposed brick. Perfect for the aspiring chef. The kitchen features an informal dining area, an adjacent laundry room and direct access into the house from the garage. There are four generously-sized bedrooms, three together in



one wing including the lovely, ensuite primary bedroom. The two additional bedrooms share a full-sized bathroom. The fourth bedroom and bath are off the kitchen and would be perfect for guests, a housekeeper, a nanny or used as a home-office. Among the elements that make this property so special and desirable are its vast backyard spaces, accessed through banks of French doors. The brick-clad patio leads to the expansive leafy grounds beyond. This dreamy backyard setting offers the ultimate in privacy and is geared for gracious outdoor entertaining with its grand expanse of lawn, its brick pathway and its numerous and colorful flower beds---all framed by mature trees and hedges creating a beautiful oasis of calm in the center of this bustling city. Almost all rooms behold vistas of these stunning grounds. Located moments away from serene Holmby Park, UCLA, cultural offerings and world-class shopping, dining and nightlife in Westwood Village, Century City, Beverly Hills and West Hollywood. Inclusion in the highly-regarded, award-winning Warner Avenue Elementary School District.

Built in 1954

Essential Information

MLS® #	25499443
Price	\$3,595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,569
Acres	0.29
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Listing Agent	James Bremner
Listing Office	Compass

Community Information

Address	10422 Sunset Boulevard
Area	C05 - Westwood - Century City
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90077

Amenities

Parking Spaces	2
Parking	Garage, Direct Access
# of Garages	2
Garages	Garage, Direct Access
View	Park/Greenbelt

Exterior

Exterior	Brick, Wood Siding
Exterior Features	Brick Driveway
Lot Description	Back Yard, Front Yard, Lawn
Windows	French/Mullioned
Construction	Brick, Wood Siding

Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Area, Separate/Formal Dining Room, Bar, Beamed Ceilings
Appliances	Dishwasher, Gas Cooktop, Disposal, Refrigerator, Dryer, Washer, Double Oven, Range Hood
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Den
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	February 17th, 2025
Days on Market	25
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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