

\$4,495,000 - 9304 Warbler Way, Los Angeles

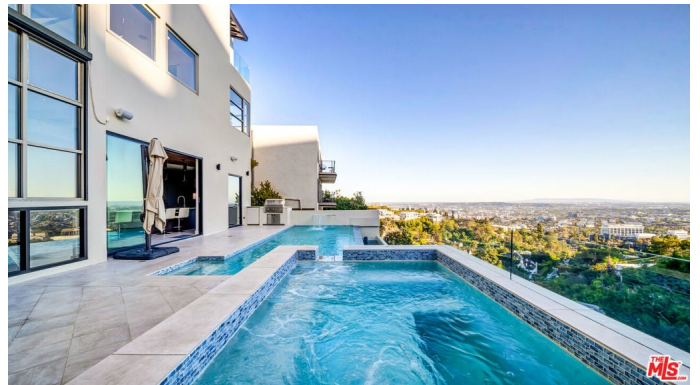
MLS® #25500045

\$4,495,000

3 Bedroom, 4.00 Bathroom, 3,094 sqft
Residential on 0 Acres

N/A, Los Angeles,

Welcome to a newly reimagined architectural oasis in the coveted Bird Streets, where sweeping views of the city and ocean provide the perfect backdrop for this modern masterpiece. This private and secure retreat sits at the border of Beverly Hills, offering unrivaled luxury for the most discerning clientele. Upon entering through the foyer, you will be immediately captivated by panoramic city vistas that extend all the way to the ocean views that can be enjoyed from every room in the house. Natural light pours in through walls of glass and a massive central skylight, illuminating the open, airy living spaces. The main living area boasts soaring ceilings, a fireplace, and multiple glass doors that seamlessly connect to the expansive outdoor deck. This stunning space is designed for both relaxation and entertaining, with an infinity pool and spa that provide a serene escape while soaking in the sweeping views. The beautifully appointed primary suite offers ultimate privacy, complete with a walk-in closet, private deck, soaker tub, and a remote-controlled fireplace, ensuring comfort and luxury at every turn. No detail has been overlooked, from the top-of-the-line appliances and custom cabinetry to imported Italian tile and Lutron lighting. The home is also equipped with a smart house audio/video/security system and electric blinds throughout, ensuring a truly modern, connected living experience. Additional features include a newly added elevator,



enhancing ease of access throughout the home's elegant spaces. The property also boasts a two-car garage. With easy access to the Sunset Strip and Beverly Hills, this is the ideal home for those seeking both privacy and proximity to the best of Los Angeles. Three adjacent parcels totaling .92 Acre of Beverly Hills land are available with this property for an additional \$500,000, providing additional privacy and serenity. This is a rare opportunity to own a combined over an acre of land in one of LA's most prestigious neighborhoods, making this home an unparalleled gem in the heart of the Bird Streets.

Built in 2003

Essential Information

| | |
|----------------|--|
| MLS® # | 25500045 |
| Price | \$4,495,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 3,094 |
| Acres | 0.23 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Closed |
| Listing Agent | Brooke Elliott Laurinkus |
| Listing Office | Christie's International Real Estate SoCal |

Community Information

| | |
|-------------|---|
| Address | 9304 Warbler Way |
| Area | C03 - Sunset Strip - Hollywood Hills West |
| Subdivision | N/A |
| City | Los Angeles |
| County | Los Angeles |
| Zip Code | 90069 |

Amenities

| | |
|----------------|---------------------------------|
| Parking Spaces | 2 |
| Parking | Door-Multi, Garage |
| Garages | Door-Multi, Garage |
| View | City Lights, Hills, Mountain(s) |
| Has Pool | Yes |
| Pool | Heated, In Ground |

Interior

| | |
|-------------------|---|
| Interior | Tile |
| Interior Features | Walk-In Closet(s) |
| Appliances | Dishwasher, Refrigerator, Dryer, Washer, Barbecue |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 3 |
| Stories | Multi/Split |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 138 |
| Zoning | LARE11 |
| Short Sale | N |
| RE / Bank Owned | N |

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