

# **\$2,497,000 - 10574 Holman Avenue, Los Angeles**

MLS® #25500641

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## **\$2,497,000**

4 Bedroom, 3.00 Bathroom, 2,299 sqft  
Residential on 0 Acres

4677, Los Angeles,

Welcome home to 10574 Holman Avenue - a lovely Cape Colonial home that effortlessly combines classic architectural character and charm with thoughtful modern updates. Originally built in 1939 and located in the prestigious Westwood neighborhood north of Santa Monica Boulevard, these owners tastefully renovated and expanded the home in 2003, adding a main floor Primary Suite. Now totaling 2,299 square feet of beautifully designed living space, ideal for both everyday comfort and indoor and outdoor entertaining. From the moment you step inside, the home exudes warmth, natural light, and a sense of enduring quality. The home's traditional stucco facade, classic dormer windows, hardwood floors, a Living Room fireplace with a wall of built-in shelves and cabinetry, speak to the craftsmanship. The welcoming, open floor plan features French Doors from the Living and Dining Rooms to the rear concrete Patio. The updated, sunlit Eat-in-Kitchen boasts an area offering additional custom maple wood Omega cabinetry plus a sliding French door to the back yard, and a separate pantry for additional storage. The main floor laundry room is an added convenience. There are four, generously-sized bedrooms and three, well-appointed bathrooms, offering versatile living options for a variety of lifestyles. Upstairs, two spacious bedrooms with an abundance of custom closet space share a stylishly updated Jack-and-Jill bathroom with a bathtub and linen closet. On the main level is



the privately-set, luxurious Primary Suite with vaulted ceilings, French doors to the rear Patio, a spacious walk-in closet, updated modern bathroom with travertine tiles, separate, jetted tub and walk-in Shower, plus an expansive double sink vanity. The second bedroom on the main floor is versatile and can also serve as comfortable guest quarters, a dedicated home office with built-ins, or a playroom or den. Plantation shutters on the windows offer light and privacy. A third bathroom with walk-in shower is conveniently located off the main hallway, servicing both the fourth bedroom and public living areas. Set on a fenced-in 5,877-square-foot, level lot, the property features a private, verdant backyard framed by mature fruit trees (including lemon, grapefruit and orange), and thoughtfully curated landscaping. This tranquil outdoor space is ideal for entertaining, relaxing, or future expansion possibilities. An attached, 2-car garage and spacious driveway provide ample parking-an invaluable asset in this part of Los Angeles. Positioned within the coveted Fairburn Avenue Elementary School neighborhood of the Los Angeles Unified School District, this home also enjoys proximity to premier shopping, acclaimed dining, cultural landmarks, and everyday conveniences. Westwood's dynamic, sophisticated lifestyle is truly at your doorstep. Don't miss this rare opportunity to own a character-rich and updated home in one of Los Angeles' most desirable and enduringly vibrant neighborhoods.

Built in 1939

**Essential Information**

MLS® #	25500641
Price	\$2,497,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Square Footage	2,299
Acres	0.13
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed
Listing Agent	Laurie Zeiger Dodd
Listing Office	Berkshire Hathaway HomeServices California Properties

### Community Information

Address	10574 Holman Avenue
Area	C05 - Westwood - Century City
Subdivision	4677
City	Los Angeles
County	Los Angeles
Zip Code	90024

### Amenities

Parking Spaces	2
Parking	Concrete
# of Garages	2
Garages	Concrete
View	City Lights
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Exterior	Stucco
Lot Description	Landscaped, Back Yard, Front Yard, Lawn
Windows	Double Pane Windows, Drapes, Plantation Shutters
Roof	Shingle, Bitumen, Composition
Construction	Stucco
Foundation	Pillar/Post/Pier, Raised

### Interior

Interior	Wood, Tile
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Interior Features	Eat-in Kitchen
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Fireplace	Yes
Fireplaces	Electric, Living Room, Decorative
# of Stories	2
Stories	Two, Multi/Split

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	10
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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