

# \$1,099,000 - 1815 Butler Avenue # 106, Los Angeles

MLS® #25504183

**\$1,099,000**

2 Bedroom, 3.00 Bathroom, 1,596 sqft

Residential on 0 Acres

N/A, Los Angeles,

Tucked away on a quiet street just blocks from the dynamic energy of Sawtelle, this exquisitely reimagined corner residence exudes an air of effortless sophistication. Though technically a first-floor unit, it sits elevated above the street at a second-story level, offering privacy and a commanding perspective. Spanning nearly 1,600 square feet, this moody, design-forward 2-bedroom plus den, 2.5-bathroom home is a study in contrasts where rich textures, deep hues, and warm natural elements converge to create an intoxicatingly stylish atmosphere. Step inside, and a striking green marble entryway sets the tone, leading to an expansive living space anchored by a custom-tiled fireplace wrapped in raw, organic stone - an artful centerpiece that radiates quiet luxury. The open-concept design seamlessly transitions into a dining area and a grand chef's kitchen, where deep sage cabinetry, veined marble countertops, and professional-grade stainless steel appliances invite both culinary creativity and intimate gatherings. A sprawling island doubles as an informal dining space, perfect for slow morning coffee rituals or late-night conversations over a bottle of Syrah. Adjacent to the living space, a versatile den area offers endless possibilities whether envisioned as a refined home office, an artist's studio, or a stage for a grand piano. Expansive glass doors lead to a large private balcony, where lush, leafy views create an intimate, natural backdrop - an unexpected sanctuary in the



heart of the city. The ambiance is equally intoxicating in the primary suite, which boasts its own secluded balcony, a generous walk-in closet, and an ensuite bath clad in travertine and granite, embodying an aesthetic both timeless and contemporary. This freshly painted home is adorned with brand-new hardwood floors, curated lighting fixtures that cast a sultry glow, and recessed lighting that accentuates every carefully chosen detail. A dedicated laundry closet with side-by-side washer and dryer adds to the home's effortless convenience. Set within a meticulously maintained and secured building with a gated garage, two parking spaces, controlled entry, and security cameras, this residence offers both sanctuary and accessibility. Just moments from Sawtelle's most celebrated eateries and boutiques, with seamless access to the 405 and 10 freeways, this is urban living at its most magnetic - a rare fusion of style, substance, and soulful ambiance.

Built in 1981

## Essential Information

MLS® #	25504183
Price	\$1,099,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,596
Acres	0.40
Year Built	1981
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	May-ann Fisher
Listing Office	Compass

## Community Information

Address	1815 Butler Avenue # 106
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90025

## Amenities

Parking Spaces	2
Parking	Community Structure, Controlled Entrance
Garages	Community Structure, Controlled Entrance
View	Trees/Woods
Pool	None
Security	Security Gate, Gated Community, Carbon Monoxide Detector(s)

## Interior

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

## Additional Information

Date Listed	February 27th, 2025
Days on Market	29
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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