

# \$2,299,000 - 10759 Ashton Avenue, Los Angeles

MLS® #25513997

**\$2,299,000**

3 Bedroom, 4.00 Bathroom, 2,761 sqft

Residential on 0 Acres

N/A, Los Angeles,

This unique home showcases style and comfort in the heart of Westwood with three generously sized bedrooms and three and one-half bathrooms. There are only two residences per floor and no shared walls for exceptional privacy. The living room offers a place for serenity by the fireplace as you look out the French doors to the tree-lined city view. With the updated bar area and wine refrigerator, the living area can become the perfect place to mingle with friends and family. And they can step out the French doors and enjoy the over 300 sq ft outdoor patio space. For a more formal gathering, the dining room creates a perfect place for a sit-down meal for your guests for all occasions. The front room is a perfect flex space which can be used as an office /gym, sitting room or an additional guest room. This room also has French doors that open up to the large patio that overlooks the Westwood neighborhood. A remodeled kitchen with new appliances is a chef's delight. This kitchen allows for a quick meal at the "breakfast bar" or a more leisurely meal at the table. The bay window and the kitchen patio bring in natural light and both places are perfect for growing herbs. The magnificent primary suite is a true retreat, boasting an expansive walk-in closet and a spa-like bathroom. The bathroom features a double sink vanity with a makeup counter. A glass shower stall with an overhead shower and a shower wand is a perfect complement to the relaxing soaking tub. This bathroom is the



epitome of function and luxury. Each of the secondary bedrooms feature well-appointed closets and ensuite bathrooms. The second and third bedrooms are perfect for family and guests to relax and enjoy their stay. This home has an abundance of storage inside the unit and an additional storage space, ~160 sq/ft, adjacent to the garage. Parking is made easy in a gated garage that includes three assigned parking spaces and additional guests parking. Centrally located in the heart of Westwood, north of Santa Monica Blvd. and South of Wilshire, this home offers convenient proximity to UCLA/Westwood Village, Westfield Century City mall, an array of dining options, coffee shops, and easy access to nearby freeways.

\* Fireplace is decorative.

Built in 1990

## Essential Information

MLS® #	25513997
Price	\$2,299,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,761
Acres	0.28
Year Built	1990
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	David Gaeta
Listing Office	Nourmand & Associates-BW

## Community Information

Address	10759 Ashton Avenue
Area	C05 - Westwood - Century City

Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90024

## Amenities

Parking	Assigned, Community Structure, Controlled Entrance
# of Garages	3
Garages	Assigned, Community Structure, Controlled Entrance
View	City Lights, Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

## Interior

Interior	Tile, Wood
Interior Features	Wet Bar, Breakfast Bar, Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Living Room Deck Attached, Recessed Lighting, Storage, Bar, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	One

## Additional Information

Date Listed	April 9th, 2025
Days on Market	22
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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