

\$3,195,000 - 1023 Westholme Avenue, Los Angeles

MLS® #25519903

\$3,195,000

5 Bedroom, 4.00 Bathroom, 3,147 sqft
Residential on 0 Acres

N/A, Los Angeles,

Located in Westwood's desirable Little Holmby, this recently renovated home is available for sale for the first time in over fifty years. This spacious two-story residence features a flexible floorplan and offers its fortunate new owners the ability to use the space traditionally or more creatively as it best fits their needs. Natural light fills the generous living spaces creating a bright and welcoming setting. On the main level, a sunny formal foyer leads to the living room, warmed by a lovely decorative fireplace and richly crafted built-ins that add both functionality and character. The large formal dining room also comes off the foyer and leads directly into the well-equipped, remodeled kitchen and breakfast nook featuring modern appliances and an island with ample prep space for the discerning chef. Conveniently located just off the kitchen, the laundry room includes a washer and dryer and an abundant storage closet. There are three lovely bedrooms and two baths on this main level. Drenched in natural light, a very comfortable family room leads to the very unique, glorious and spacious sunroom with views of the pool and garden; this room opens easily to the backyard. Step outside from here to enjoy the multi-level deck, rose garden, pool and spa, outdoor shower and barbecue area; it's the perfect place within which to lounge and dine under the Los Angeles sun and stars. Sweeping skyline and treetop vistas can be enjoyed from here as well. A



weather-protected large, bonus structure completes the backyard area and could be dressed up as a cool cabana or used for extra storage. The lower-level of the house functions beautifully as flexible space and has a very large bedroom with fireplace, wet bar, ample walk-in closet space and bath. There's also a second smaller bedroom with a bath and walk in closet that can be used creatively as home offices, nanny's quarters, study rooms, teenager's retreats, guest suites and as boundlessly more. There is also a private walkway and entrance to this lower level as well. A two-car garage completes this level providing easy parking, direct access into the home and additional storage space. Situated in a prime location just a few blocks from UCLA, this home offers convenient access to a variety of amenities. Enjoy close proximity to the fine shopping and dining in Westwood Village, in Beverly Hills and in the fabulous Westfield Century City Mall. Experience the vibrant lifestyle of Los Angeles with this delightful house as your home-base. Also, for kids, the exceptionally highly rated and regarded Warner Avenue Elementary School District is without a doubt, a valuable feature. Source of interior square footage is from two recent appraisal reports but is not guaranteed as accurate. One report states 3,147 square feet and the other states 3,100 square feet.

Built in 1953

Essential Information

MLS® #	25519903
Price	\$3,195,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	3,147

Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Laurence Young
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	1023 Westholme Avenue
Area	C05 - Westwood - Century City
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90024

Amenities

Parking Spaces	4
Parking	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener
View	City Lights, Park/Greenbelt
Has Pool	Yes
Pool	Filtered, Heated, In Ground, Private

Exterior

Exterior	Stucco, Wood Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn
Windows	Shutters
Roof	Composition
Construction	Stucco, Wood Siding
Foundation	Raised

Interior

Interior	Tile, Wood
Interior Features	Crown Molding, Recessed Lighting, Storage, Track Lighting, Bar, Walk-In Closet(s)

Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Dryer, Washer, Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	April 3rd, 2025
Days on Market	12
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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