

\$1,875,000 - 3556 Butler Avenue, Los Angeles

MLS® #25525337

\$1,875,000

3 Bedroom, 2.00 Bathroom, 2,268 sqft

Residential on 0 Acres

N/A, Los Angeles,

Home plus new ADU in the heart of Mar Vista!

Nestled on a quiet, tree-lined street in one of Mar Vista's most sought-after neighborhoods on a cul-de-sac street, this rare property offers TWO 3 bedroom, fully independent residences on one spacious lot- perfect for living in one and currently generating over \$57,000 rental income annually in the other! The front home features 3 bedrooms and 1.75 bathrooms and is brimming with charm and potential. Sunlight pours through large windows into the spacious living and dining areas where classic hardwood floors set the stage for your dream design. The functional kitchen invites a stylish upgrade while the bedroom layout provides ideal comfort and flexibility. Step outside to a large private patio, perfect for entertaining with a convenient laundry room just steps away.

The Accessory Dwelling Unit (ADU), completed in 2024 is a showstopper! With its own address and private entrance this sleek, fully permitted 2-story residence offers 3 bedrooms and 3 bathrooms (one bedroom on the main level, two upstairs), a stylish kitchen with quartz countertops and stainless steel appliances, laminate flooring, in-unit laundry, and modern heating and AC. The fully fenced, private yard is ideal for relaxing, playing, entertaining and pets. Currently leased through January 2026, the ADU provides a fantastic source of immediate rental income! Whether you're looking for a multi-generational compound, an investment opportunity, or a live-one, rent-one scenario with private



patios/yards, no shared walls and independent living spaces. All of this in an ideal location near Mar Vista Park, Whole Foods, Trader Joe's, Starbucks, and with easy access to the 10 and 405 Freeways. This is an opportunity you don't want to miss with flexibility, income potential, and an unbeatable location!

Schedule your private tour today and unlock the full potential of this exceptional Mar Vista gem!

Built in 1952

Essential Information

MLS® #	25525337
Price	\$1,875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	2,268
Acres	0.13
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stacy Blair Young
Listing Office	Douglas Elliman of California, Inc.

Community Information

Address	3556 Butler Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Parking Spaces	2
Parking	Driveway

Garages	Driveway
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Roof	Shingle, Composition
Construction	Stucco
Foundation	Raised

Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Wall Furnace
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	April 17th, 2025
Days on Market	85
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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