

# \$3,499,000 - 10545 Butterfield Road, Los Angeles

MLS® #25525623

**\$3,499,000**

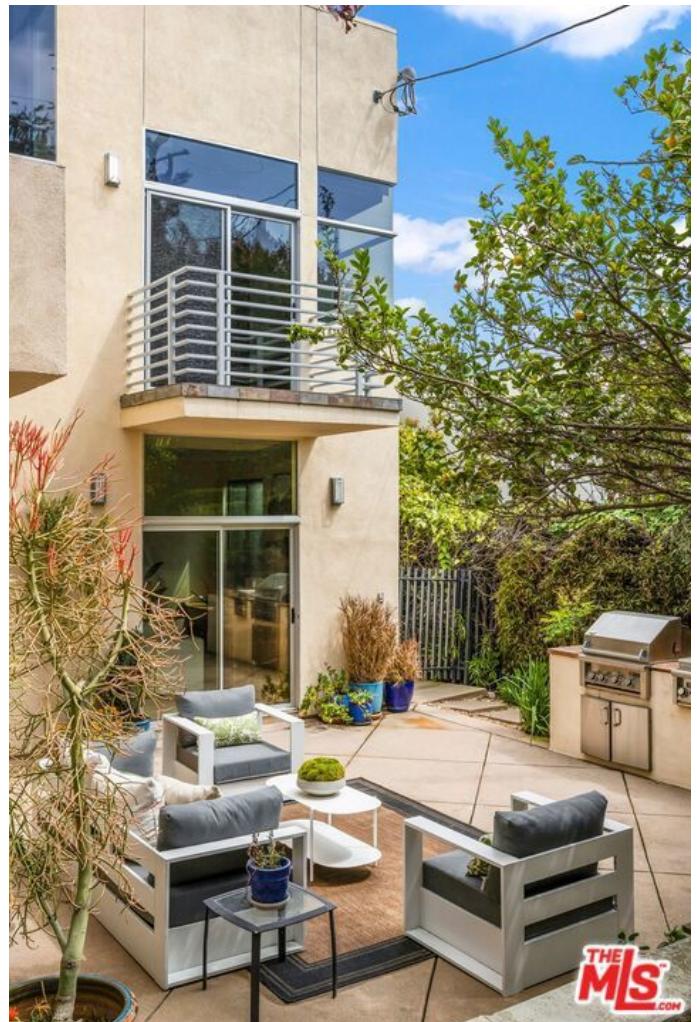
6 Bedroom, 5.00 Bathroom, 4,489 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome to a timeless blend of modern design and organic warmth in the heart of Cheviot Hills. This beautifully composed two-story residence captures the essence of contemporary California living -- light-filled, refined, and deeply connected to its natural surroundings. Step through the front door into a gracious, open layout where clean architectural lines meet inviting textures.

Soaring ceilings and expansive floor-to-ceiling windows flood the living spaces with natural light, offering tranquil treetop views from nearly every room. The formal dining area flows into a custom chef's kitchen, thoughtfully designed with high-end appliances, a oversize center island, and sleek countertops all opening seamlessly to the sunlit family room, creating a space that feels both expansive and grounded. A private guest suite with its own entrance and a beautifully finished ensuite bath anchors the first level, ideal for extended family or visitors seeking comfort and privacy. Upstairs, the primary suite is a calming escape, complete with an oversized walk-in closet and a serene spa bath featuring a soaking tub, glass-enclosed shower, and earthy, elevated finishes. A secondary guest suite includes its own balcony overlooking the lush backyard, while two additional bedrooms are joined by a contemporary Jack-and-Jill bath, all finished with the same attention to detail and material harmony. Outdoors, a built-in BBQ and dining terrace are framed by mature trees and layered landscaping. An elevated sport court



and generous yard space provide room to play, entertain, or simply take in the peaceful surroundings. Situated in one of LA's most sought-after neighborhoods and just moments from Overland Avenue Elementary, this home is a rare offering of intentional design, livable luxury, and effortless connection to nature.

Built in 2004

## Essential Information

MLS® #	25525623
Price	\$3,499,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	1
Square Footage	4,489
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Rory Posin
Listing Office	Estate Properties

## Community Information

Address	10545 Butterfield Road
Area	C08 - Cheviot Hills/Rancho Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90064

## Amenities

Parking Spaces	2
Parking	Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Private
# of Garages	2

## Exterior

Lot Description Back Yard, Lawn, Landscaped, Rectangular Lot, Yard

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Cathedral Ceiling(s), High Ceilings, Jack and Jill Bath, Storage
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Dryer, Washer, Barbecue, Built-In, Oven
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room, Decorative
# of Stories	2
Stories	Two

## Additional Information

Date Listed	April 19th, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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