

\$1,699,000 - 8006 Kittyhawk Avenue, Los Angeles

MLS® #25527181

\$1,699,000

3 Bedroom, 3.00 Bathroom, 2,130 sqft
Residential on 0 Acres

N/A, Los Angeles,

Welcome to 8006 Kittyhawk Avenue - a refined traditional-style residence offering 3 bedrooms, 3 bathrooms, and 2,130 square feet of impeccably designed living space in a peaceful, sought-after neighborhood. From the moment you enter, the open-concept floorplan impresses with its light-filled interiors, thoughtful layout, and seamless indoor-outdoor connection. The expansive kitchen is a true showpiece, outfitted with premium Viking appliances, abundant counter space, and custom pull-out drawers with built-in organizers - ideal for both everyday cooking and entertaining. The living and dining areas flow effortlessly to the outdoors through two sets of French doors. One opens to a charming outdoor dining lounge, while the other leads to a beautifully landscaped backyard featuring a paver patio, wood deck with a swim spa, lush greenery, turf, and privacy hedging - the perfect setting for gatherings or quiet evenings under string lights. The spacious primary suite overlooks the serene backyard and features a walk-in closet, a spa-inspired bath with a soaking tub, and a separate shower with a rain head and dual shower heads. A second en-suite bedroom offers comfort and privacy, while the third bedroom - complete with a fireplace and walk-in closet - utilizes the third full bathroom conveniently located just outside in the hallway. Additional highlights include a separate laundry room, an attached two-car garage with direct access, and the kind of care



and attention to detail that make this home truly exceptional. 8006 Kittyhawk Avenue is where timeless charm meets modern luxury - a rare find offering comfort, style, and the ultimate in California living.

Built in 1947

Essential Information

MLS® #	25527181
Price	\$1,699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,130
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Stephanie Younger
Listing Office	Compass

Community Information

Address	8006 Kittyhawk Avenue
Area	C29 - Westchester
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90045

Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
Garages	Door-Multi, Driveway, Garage
View	None
Has Pool	Yes
Pool	Heated, Above Ground, Lap, Pool Cover

Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard
Windows	Custom Covering(s), Double Pane Windows
Roof	Composition, Shingle
Construction	Stucco
Foundation	Raised

Interior

Interior	Tile
Interior Features	Breakfast Bar, Crown Molding, Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Utility Room
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	April 24th, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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