

# \$12,000 - 13307 Westcove Drive, Los Angeles

MLS® #25527621

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## \$12,000

4 Bedroom, 2.00 Bathroom, 2,115 sqft  
Residential Lease on 0 Acres

N/A, Los Angeles,

For the first time in nearly 60 years, this beautifully renovated home is available for lease. Every detail has been thoughtfully updated, blending timeless charm with modern sophistication. The new, open floor plan bridges contemporary with this home's original, mid-century modern design. The new chef's kitchen is grand and open to the great room and features new stainless steel appliances, sleek stone countertops, custom cabinetry, and a convenient breakfast bar, perfect for casual meals or entertaining. The bathrooms showcase stylish vanities with designer tile finishes. The versatile fourth bedroom can serve as a home office, den, or guest room to suit your lifestyle needs. The house was specifically designed to be quiet - like a Los Angeles oasis. A studio engineer consulted an acoustic expert to re-engineer all exterior walls to mute the sounds of the outside world. Bright interior spaces connect with the surrounding yard and patio through all-new windows and sliding glass doors. Step outside and enjoy dining al fresco with serene views of surrounding trees. The house is brightly illuminated with both recessed lighting and solar tubing, and the all-new, balanced electrical wiring throughout the house includes a 240 volt electric vehicle charging port. The new heat pump/HVAC system ensures consistent indoor comfort 365 days a year, no matter the season, and the all-new sewer and storm sewer systems are built to last a lifetime. The landscaping is its own rejuvenation story.



Designed and installed by a master landscaper, it presents a gorgeous backyard patio setting and front yard curb-appeal. The stylish fencing features Staghorn ferns in an artistic flourish. The meandering backyard stone paths let you enter and experience the garden. Walk the contoured crushed rock paths past the newly-planted fruit tree orchard, featuring Valencia and Cara Cara oranges, Eugene lemon, Mexican lime, cumquat, and persimmon. At night, enjoy the enchanting atmosphere of landscape lighting, where a pair of owls nest high in the trees above. A rare lease opportunity, don't miss the chance to call this exceptional property home. Fireplace decorative only. Across the street from Paul Revere Jr. High.

Built in 1957

### **Essential Information**

MLS® #	25527621
Price	\$12,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,115
Acres	0.20
Year Built	1957
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Kimberly Kessler
Listing Office	Coldwell Banker Realty

### **Community Information**

Address	13307 Westcove Drive
Area	C06 - Brentwood
Subdivision	N/A

City	Los Angeles
County	Los Angeles
Zip Code	90049

### **Amenities**

Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	Trees/Woods
Pool	None

### **Interior**

Interior	Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	64
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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