

# \$6,495,000 - 157 Woodburn Drive, Los Angeles

MLS® #25547255

**\$6,495,000**

5 Bedroom, 6.00 Bathroom, 2,892 sqft

Residential on 1 Acres

N/A, Los Angeles,

Nestled within the prestigious guard-gated enclave of Brentwood Circle, where a 24-hour gatehouse ensures privacy and security, this beautifully appointed Ranch-style home effortlessly blends classic charm with modern comfort. Set on a sprawling corner lot of over half an acre, the property offers endless opportunities to personalize while still being fully move-in ready. Boasting five bedrooms and six bathrooms, the residence is thoughtfully designed with an ideal layout. Three bedrooms are grouped together on the northwest wing, two with en-suite baths, while an additional guest bedroom sits adjacent to the kitchen, offering privacy for visitors or live-in assistance. The converted garage has been thoughtfully reimagined to include a large and spacious laundry room, as well as a self-contained guest house with a bathroom--perfect for hosting long-term guests or providing a private retreat. **ELEGANT INTERIORS DESIGNED FOR LIVING AND ENTERTAINING** | Inside, the home exudes warmth and sophistication with recessed lighting, crown molding, and shutters throughout. Hardwood floors flow through bright, spacious living areas, including a formal dining room, a charming living room and an inviting sunroom. The chef's kitchen, complete with stainless steel appliances and a convenient pass-through, is a culinary haven. Two decorative fireplaces lend character and coziness to this light-filled residence. The primary suite is a tranquil escape, featuring



French doors that open to the patio, two spacious closets, and a luxurious primary bath with a separate tub and shower, dual sinks, a private water closet and plenty of built-ins for linens, towels and other essentials. With direct access to the pool, it's the perfect invitation for a moonlit swim. **RESORT-STYLE OUTDOOR**

**LIVING** | The expansive backyard is a true entertainer's paradise. The heated pool, elevated poolside patio and separate pool house create the ultimate setting for summer gatherings. The large sports court adjacent to the guest house offers endless options for recreation, including a safe kid's play area, pickleball or basketball. An additional rear patio located just off the kitchen and sunroom includes a built-in barbecue and plenty of space for seamless meal preparation. Lush grassy lawns and mature landscaping add to the serene ambiance. **UNPARALLELED**

**LOCATION** | Located just moments from Brentwood Village's shops and restaurants, the property offers effortless access to iconic landmarks like the Getty Center and some of Los Angeles' most highly acclaimed schools, including Sunshine Preschool, Brentwood School, Archer School for Girls and UCLA. With close proximity to the 405 Freeway, this guard-gated home seamlessly combines a peaceful, safe and secure retreat with urban convenience. **A HOME WITH ENDLESS**

**POTENTIAL** | Whether hosting elegant dinner parties, enjoying cozy nights, or reimagining the home's incredible potential, 157 N Woodburn Drive offers a rare opportunity to live in one of Los Angeles' most desirable enclaves. This is more than a home--it's a lifestyle waiting to be crafted by its next fortunate owner.

Built in 1939

## **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25547255                |
| Price          | \$6,495,000             |
| Bedrooms       | 5                       |
| Bathrooms      | 6.00                    |
| Full Baths     | 2                       |
| Half Baths     | 2                       |
| Square Footage | 2,892                   |
| Acres          | 0.54                    |
| Year Built     | 1939                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Closed                  |
| Listing Agent  | Charles Black           |
| Listing Office | Compass                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 157 Woodburn Drive |
| Area        | C06 - Brentwood    |
| Subdivision | N/A                |
| City        | Los Angeles        |
| County      | Los Angeles        |
| Zip Code    | 90049              |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 8                                   |
| Parking        | Circular Driveway, Converted Garage |
| Garages        | Circular Driveway, Converted Garage |
| View           | None                                |
| Has Pool       | Yes                                 |
| Pool           | In Ground                           |
| Security       | Gated with Guard                    |

## Exterior

|      |                      |
|------|----------------------|
| Roof | Composition, Shingle |
|------|----------------------|

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Tile, Wood                             |
| Interior Features | Separate/Formal Dining Room, Walk-In Closet(s) |

|              |  |
|--------------|--|
| Appliances   | Barbecue, Dishwasher, Double Oven, Dryer, Refrigerator, Washer |
| Heating      | Central  |
| Cooling      | Central Air  |
| Fireplace    | Yes  |
| Fireplaces   | Decorative   |
| # of Stories | 1  |
| Stories      | One  |

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | June 3rd, 2025 |
| Days on Market  | 117            |
| Zoning          | LARE11         |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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