

\$3,495,000 - 3520 Butler Avenue, Los Angeles

MLS® #25548119

\$3,495,000

4 Bedroom, 5.00 Bathroom, 3,112 sqft
Residential on 0 Acres

N/A, Los Angeles,

Tucked into one of Mar Vista's most peaceful, low-traffic enclaves, this thoughtfully designed 4-bedroom, 4.5-bathroom home pairs luxury with livability and a back yard experience that's truly one-of-a-kind. Located where two residential streets dead-end, the home sits on a block so quiet that bikes and scooters outnumber passing cars, offering rare serenity in the heart of West LA. Zoned for coveted Mar Vista Elementary and just one block from Windward School (grades 7-12), it's also steps to the Mar Vista Rec Center with its tennis courts, pool, playgrounds, and turf soccer fields making it an ideal home base for growing families. Inside, natural light pours through bay windows in the dining room, setting the stage for warm, welcoming living. The chef's kitchen impresses with Viking appliances, imported Italian Carrara marble countertops, wood-and-glass cabinetry, and a 7-stage water filtration system. It flows into a spacious family room with tiled fireplace and French doors that open wide to the lush outdoor haven beyond. Throughout the home, elevated details abound: wide-plank oak floors, designer tile and lighting, a custom barn door enclosing the large upstairs laundry room, and a built-in bench at the landing. The vaulted primary suite is a true retreat, featuring wood-wrapped beams, white shiplap accents, and a private balcony with views of your own backyard oasis. A large secondary upstairs bedroom includes a custom Murphy bed, providing flexibility to pair with a crib/toddler



bed, or mixed use to host guests. Smart home conveniences include Nest thermostats, a Ring security system (5 cameras + doorbell + sensors), smart front entry, WiFi-enabled garage door, Level 2 EV charger, and retractable hose reels in both yards. A discreet dog door adds extra function to the fully fenced backyard ideal for both pets and parties. And that backyard is where this home truly sets itself apart. Framed by tall palms, vibrant hibiscus, birds of paradise, and mature hedging for total privacy, this resort-style space features a bougainvillea-draped pergola with dimmable cafe lights, a tiled patio, and a custom 4-hole putting green. At the center of it all is a freestanding outdoor bar with seating for 8+, complete with a built-in gas grill, water-line-fed bar sink and ice maker, outdoor TV on a telescoping mount, ceiling fan, and recessed lighting perfect for warm evenings or weekend brunches. Fruit-bearing mandarin, Meyer lemon, and lime trees add fragrance, color, and charm year-round. All this, just a short stroll from Trader Joe's and the upcoming Whole Foods on Sepulveda, combines rare tranquility with true convenience offering the perfect blend of privacy, practicality, and play for the discerning Westside buyer. Offers due Wed. 6/11 at 3 pm.

Built in 2017

Essential Information

MLS® #	25548119
Price	\$3,495,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,112
Acres	0.13

Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Laci Buller
Listing Office	Compass

Community Information

Address	3520 Butler Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage
Garages	Door-Multi, Driveway, Garage
View	None
Pool	None

Interior

Interior	Tile
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	June 5th, 2025
Days on Market	9
Zoning	LAR1
Short Sale	N

RE / Bank Owned N

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