

# **\$2,195,000 - 9833 Kincardine Avenue, Los Angeles**

MLS® #25550095

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## **\$2,195,000**

3 Bedroom, 3.00 Bathroom, 2,228 sqft

Residential on 0 Acres

N/A, Los Angeles,

Timeless Traditional with Sweeping Panoramic Views! Perched above a tranquil, tree-lined street, 9833 Kincardine Avenue seamlessly blends classic sophistication with effortless indoor-outdoor living. With its stately facade, manicured grounds, and captivating city vistas, this elegant 2-bedroom, 2-bathroom residence, plus a spacious, detached studio with half bath, offers a private retreat in the heart of Los Angeles. A gracious brick entry leads you through the foyer and into expansive living spaces filled with natural light. Rich crown moldings, a marble fireplace, and architectural detailing lend a refined ambiance to the formal living and dining rooms, framed by picture windows that showcase lush greenery and cityscape views. The thoughtfully designed kitchen is both inviting and functional, featuring custom cabinetry, state-of-the-art stainless-steel appliances, stone countertops, and a charming greenhouse window that draws the outdoors in. A cozy built-in breakfast nook offers a peek at the Hollywood Sign, while the adjacent family room flows effortlessly to the beautifully landscaped backyard an entertainer's paradise with columned loggias and an elevated bluestone patio that wraps around the home, perfect for al fresco dining or relaxing beneath the stars. Two generously sized bedrooms provide comfort and privacy, including a sunlit primary suite with direct garden access and a serene outlook. Both bathrooms are tastefully styled with vintage-inspired vanities, intricate tilework,



and timeless finishes. Situated on an oversized lot, the property also includes a detached two-car garage and lush, curated landscaping that enhances privacy and curb appeal. Ideally located near top-rated schools, Beverlywood, Beverly Hills, Century City, and the vibrant shops and restaurants of Pico-Robertson. A rare opportunity to own a classically inspired home with timeless appeal, tranquil outdoor living, and extraordinary views!

Built in 1951

**Essential Information**

MLS® #	25550095
Price	\$2,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,228
Acres	0.18
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Rory Posin
Listing Office	Estate Properties

**Community Information**

Address	9833 Kincardine Avenue
Area	C08 - Cheviot Hills/Rancho Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

**Amenities**

Parking Spaces	2
Parking	Garage, Private
# of Garages	2
Garages	Garage, Private
View	Hills, Panoramic, City Lights, Park/Greenbelt
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard
Roof	Composition, Shingle

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Area, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Range Hood, Dryer, Washer, Oven, Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Decorative
# of Stories	1
Stories	One

## Additional Information

Date Listed	June 13th, 2025
Days on Market	10
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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