

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

MLS® #25550095

**\$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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