

# **\$3,499,000 - 3209 Patricia Avenue, Los Angeles**

MLS® #25557475

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## **\$3,499,000**

5 Bedroom, 5.00 Bathroom, 4,598 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Situated on an expansive flat lot in the highly desirable California Country Club Estates in Cheviot Hills, this lovely traditional style home offers an incredible opportunity to add your personal touches and create your dream home. Gated and set back from the street with stunning curb appeal, this five bedroom plus office, five bathroom house has been lovingly cared for by the same family for over thirty years. Featuring nearly 4,600 square feet and a family friendly floor-plan, the home features two bedrooms and an office downstairs and three bedrooms upstairs, including a large primary suite. The soaring ceilings and fireplace are the focal points of the grand living room, which flows nicely in the dining room, kitchen, and family room. The kitchen features a breakfast nook and is flanked by a formal dining room and generous-sized laundry room. Two sets of French doors lead out to the spacious backyard complete with a pool, spa, brick patio, and plenty of space to create a park-like atmosphere. Other features include hardwood floors, vaulted ceilings, formal entry, and direct access from the two car garage. The amazing Cheviot Hills location is mere moments away from the popular Griffin Club, Fox Studios, Century City, Hillcrest Country Club, Rancho Park, and Beverly Hills. A truly special offering, rarely does a large home on an oversized flat lot like this become available.



Built in 1952

## Essential Information

MLS® #	25557475
Price	\$3,499,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	4,598
Acres	0.22
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Matt Klein
Listing Office	Compass

## Community Information

Address	3209 Patricia Avenue
Area	C08 - Cheviot Hills/Rancho Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90064

## Amenities

Parking Spaces	2
Parking	Garage, Door-Multi, Driveway
Garages	Garage, Door-Multi, Driveway
View	None
Has Pool	Yes
Pool	Fenced, In Ground, Private

## Interior

Interior	Tile, Wood
Interior Features	Walk-In Closet(s), Jack and Jill Bath
Appliances	Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes

Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	14
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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