

\$12,500 - 2276 Westridge Road, Los Angeles

MLS® #25574701

\$12,500

4 Bedroom, 4.00 Bathroom, 2,638 sqft
Residential Lease on 0 Acres

N/A, Los Angeles,

Price improvement! Ready for immediate move-in! Charming 2-story Contemporary Pool Home in Brentwood Hills. 4 Bedrooms | 3 Bathrooms | Two-Story | Pool | 18-Month Minimum Lease! Discover the perfect blend of modern sophistication and warm comfort in this thoughtfully remodeled home. Freshly painted interior! Warm engineered wood floors create an inviting atmosphere throughout the main living areas. The heart of the home features a gourmet kitchen equipped with high-end stainless steel appliances. The downstairs primary bedroom with high ceilings that. Upstairs are three additional well-appointed bedrooms, each featuring brand new carpeting for ultimate comfort. These bedrooms share a full bathroom and benefit from a bonus loft space ideal for a home office, playroom, or creative studio. The large rear yard is truly an entertainer's paradise, centered around a newly re-plastered filtered pool that invites year-round enjoyment of Southern California's perfect climate. Grassy yard is perfect for recreation and relaxation. Charming bricked patio areas for al fresco dining, new redwood sundeck for lounging and entertaining. Brand new carpeting in the bedrooms, loft and family room for cozy living. Storage & Organization: Custom built-ins throughout maximize functionality. Plantation shutters downstairs provide both elegance and light control. Two-car garage with direct home access. Dedicated laundry room with full-sized washer



and dryer included. Quiet, residential setting with easy access to hiking trails and nature preserves. Proximity to world-class shopping and dining in Brentwood, excellent schools and a family-friendly community. 18-month lease is required.

Built in 1963

Essential Information

MLS® #	25574701
Price	\$12,500
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Half Baths	2
Square Footage	2,638
Acres	0.26
Year Built	1963
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Mark Handler
Listing Office	Coldwell Banker Realty

Community Information

Address	2276 Westridge Road
Area	C06 - Brentwood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90049

Amenities

Utilities	Gardener, Pool
Parking Spaces	4
Parking	Door-Multi, Driveway, Garage, Direct Access, Garage Door Opener, Side By Side, Storage

# of Garages	2
Garages	Door-Multi, Driveway, Garage, Direct Access, Garage Door Opener, Side By Side, Storage
View	Park/Greenbelt
Has Pool	Yes
Pool	Fenced, Filtered, Gunitite, In Ground, Tile
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco, Wood Siding, Brick
Exterior Features	Rain Gutters
Lot Description	Lawn, Back Yard, Front Yard, Landscaped
Windows	Plantation Shutters, Screens
Construction	Stucco, Wood Siding, Brick
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Recessed Lighting, Beamed Ceilings, Eat-in Kitchen, High Ceilings, Loft, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Built-In, Double Oven, Gas Cooktop
Heating	Central, Zoned
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room, Gas Starter, Raised Hearth
# of Stories	2
Stories	Two

Additional Information

Date Listed	August 5th, 2025
Days on Market	76
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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