

\$4,795,000 - 279 Westgate Avenue, Los Angeles

MLS® #25581443

\$4,795,000

3 Bedroom, 4.00 Bathroom, 3,485 sqft
Residential on 0 Acres

N/A, Los Angeles,

Offer deadline set for Wednesday September 3rd at 7PM. Email to request the mandatory offer submission package beginning on Monday September 1st. With a major renovation/expansion completed in 2003 by Lorcan O'Herlihy, FAIA and extensive remodeling by Robert Steloff Design in the last decade, this warm rectilinear Architectural masterpiece evokes the spirit of historic modernist architect Mies van der Rohe and is the trophy property of the road. Stunningly secluded from the street and approached by a lush garden pathway, the home will envelop you in its casual elegance featuring light hardwood floors, an abundance of natural light, walls of glass, skylights, and extensive built-ins. Upon entering the home, a Great Room welcomes you to relax along with being an incredibly flexible entertaining space which opens to a custom Boffi kitchen with top appliances and stainless-steel clad counters. The large dining area opens through a huge distinctive glass pivot-door to the substantial and romantic walled entertainment courtyard with Ipe wood decking, built-in seating, fireplace, BBQ center, and direct access to the 2 car garage. From the Great Room, one descends a gentle 7-step glass-walled bridge with a central succulent garden atrium view leading to two glass-walled bedroom suites and an open lounge/office area which then ascends via a striking floating metal staircase to the independently-set superlative 2nd story "treehouse style" primary suite highlighted by a



kitchenette, sitting area, glass walls, spa-style garden-view bath, and mammoth dressing room/walk-in closet space. Below the bedroom structure and accessed via the central outdoor atrium is a private rear destination "secret garden". Generous off-street parking in addition to the garage is a welcome front-facing feature. This is a true treasure in the heart of Brentwood and moments to the finest amenities of the Westside.

Built in 1960

Essential Information

MLS® #	25581443
Price	\$4,795,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,485
Acres	0.22
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michael Libow
Listing Office	Compass

Community Information

Address	279 Westgate Avenue
Area	C06 - Brentwood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90049

Amenities

Parking Spaces	5
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Parking	Door-Multi, Driveway, Garage, Side By Side, Storage
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Side By Side, Storage
Pool	None

Interior

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Great Room, Outside
# of Stories	2
Stories	Two

Additional Information

Date Listed	August 21st, 2025
Days on Market	15
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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