

# \$2,499,000 - 10509 Blythe Avenue, Los Angeles

MLS® #25596181

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## \$2,499,000

3 Bedroom, 3.00 Bathroom, 2,372 sqft  
Residential on 0 Acres

N/A, Los Angeles,

UPDATE - AGENTS SEE PRIVATE  
REMARKS10509 Blythe Ave Cheviot Hills -  
Exuding masterful architecture and subtle  
sophistication, this 3-bedroom, 3-bath plus  
office/study residence embraces  
indoor-outdoor living at its finest. The  
thoughtful floorplan flows around a central  
courtyard patio, opening into masterfully  
designed native plant gardens. Interiors are  
filled with natural light and include a formal  
living room with vaulted high ceilings and  
fireplace, an elegant dining room, and a  
country rustic kitchen highlighted by a vintage  
O'Keefe & Merritt stove. The spacious primary  
suite features a refined bath retreat and its  
own dedicated sitting room/study overlooking  
the gardens. Expansive glass doors  
throughout provide seamless access to  
outdoor spaces ideal for al fresco dining and  
entertaining. An attached garage with direct  
access adds convenience. Ideally located near  
Rancho Park, UCLA Research Park,  
Westwood Greenway, Expoline, Century City,  
golf, shopping, dining, and within the highly  
sought-after Overland Elementary School  
district.



Built in 2003

## Essential Information

MLS® #	25596181
Price	\$2,499,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,372
Acres	0.17
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sean Mcmillan
Listing Office	Heyler Realty

### Community Information

Address	10509 Blythe Avenue
Area	C08 - Cheviot Hills/Rancho Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90064

### Amenities

Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	1
Garages	Direct Access, Driveway, Garage
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped
Windows	Garden Window(s)

### Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Walk-In Closet(s), Country Kitchen
Appliances	Gas Cooktop, Oven, Refrigerator, Dryer, Washer
Heating	Forced Air, Fireplace(s)

Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	September 22nd, 2025
Days on Market	12
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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