

\$2,895,000 - 2810 Butler Avenue, Los Angeles

MLS® #25596533

\$2,895,000

5 Bedroom, 5.00 Bathroom, 2,810 sqft

Residential on 0 Acres

N/A, Los Angeles,

Once upon a time in North Westdale, on the cusp of Mar Vista, Sawtelle, and West LA. The dreamiest turnkey beach compound circa 1951, w/ a permitted ADU, plus an additional guest suite, and PAID solar. Lovingly reimagined with a pulse and personality, impeccable finishes, and a brilliant layout that offers versatility of use and enjoyment. A stone's throw to hip cafes, Whole Foods, farmers markets, plus convenient freeway access to the entire west side and beyond. Yet tucked away in a picturesque pocket of tree lined streets, where kids ride their bikes till sunset and neighbors stop to enjoy a chat. Private, quiet, removed and restful, you're greeted by a fenced front garden where birds and butterflies play happily on native landscaping. Inside there's room for everyone. Wood tile chevron floors anchor a large living space that revolves around an exquisite chef's kitchen, with stainless steel appliances and nooks to hide everything away so thoughtful details shine. Plus a romantic dining room with dramatic skylights and sliding glass doors overlooking the lush backyard. You'll also find a super large guest suite on the ground floor, with its own entrance, kitchenette, and bathroom, that can be used in a myriad of ways (convert back to 2 bedrooms, kids suite, playroom, den, more office space, guests, multi-gen living, etc). Upstairs, you'll find a trophy primary suite with vaulted ceilings, fireplace, large walk-in closet, and a stunning bathroom with dual vanities, dual toilets, a



soaking tub, and more skylights. Outside, plenty of vignettes for daydreaming and entertaining. A grand, fully fenced and grassy backyard with patios, pergola, mature trees, bougainvillea and wispy privacy hedging. AND... a fully permitted ADU. With its own entrance, washer/ dryer, stunning kitchen and bathroom, rent it out or reserve for guests, multigen living, or even more flex space. Under the hood, every system enjoys upgrades, like a 400 amp electrical panel, upgraded plumbing, HVAC with Nest, electric vehicle charger, PAID solar, retrofitted foundation, and more. Plus extensive storage throughout, means bringing all of your hobbies and passions and moving right in. Close to playgrounds, great private schools (Winward, Wildwood), beloved public elementaries, and Mar Vista Rec. On a crisp evening, the smell of sea air reminds you just how close you live to the ocean, and perhaps why you're here to begin with. A perfectly positioned jump-off-spot for a westside mover and shaker, nestled in one of the most beloved and vibrant neighborhoods in Los Angeles, and at a knockout price point. Come over, come see!

Built in 1951

Essential Information

MLS® #	25596533
Price	\$2,895,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,810
Acres	0.12
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Nellie Barnett
Listing Office	Compass

Community Information

Address	2810 Butler Avenue
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90064

Amenities

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	None
Pool	None

Interior

Interior	Tile, Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Range Hood, Dryer, Washer, Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Stories	2
Stories	Two

Additional Information

Date Listed	September 25th, 2025
Days on Market	6
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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