

\$8,495,000 - 9240 Warbler Way, Los Angeles

MLS® #25602071

\$8,495,000

4 Bedroom, 7.00 Bathroom, 6,200 sqft

Residential on 1 Acres

N/A, Los Angeles,

Set behind gates in the exclusive Bird Streets, Warbler Way is a .57-acre tennis court compound where architectural sophistication meets resort-style living. Bold and timeless, this modern masterpiece blends luxurious comfort with sleek design and total privacy. Walls of glass frame sweeping views of the hills and city skyline, while natural light floods the open interiors finished in new organic modern wood floors and curated details throughout. The 4-bedroom residence spans 6,200 square feet with an open-concept layout that includes a gourmet kitchen with Sub-Zero and Viking appliances and an elegant center island, a dining area, and an expansive living room. Amenities include a 12-seat movie theater, full gym, game room with locker and steam, office, maid's quarters, and an additional lower-level family room. A detached guesthouse features a private entrance, walls of glass showcasing sweeping views, and a kitchen and bath perfect for visitors, extended stays, or a serene retreat. The grounds are designed for effortless entertaining, showcasing lush new landscaping, dramatic lighting, a resort-style pool with streaming fountains, BBQ deck, outdoor fireplace, and a newly resurfaced tennis court with lights for night play. Parking includes a 3-car garage plus ample room for 5 additional cars, and 2 guest parking spots above. Just off Doheny and the Sunset Strip, and moments from Beverly Hills, this gated estate is a rare offering an architectural sanctuary where



design, luxury, and location converge at the height of Los Angeles living.

Built in 1990

Essential Information

MLS® #	25602071
Price	\$8,495,000
Bedrooms	4
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,200
Acres	0.57
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Jennifer Saginor
Listing Office	The Beverly Hills Estates

Community Information

Address	9240 Warbler Way
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90069

Amenities

Parking	Door-Multi, Garage, Guest, Gated, Private, Electric Gate
Garages	Door-Multi, Garage, Guest, Gated, Private, Electric Gate
View	City Lights, Hills, Mountain(s), Pool, Trees/Woods
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior	Wood
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Interior Features	Walk-In Closet(s), Jack and Jill Bath
Appliances	Barbecue, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	3
Stories	Multi/Split

Additional Information

Date Listed	October 6th, 2025
Days on Market	13
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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