

\$2,249,000 - 149 5th Anita Drive, Los Angeles

MLS® #25605403

\$2,249,000

3 Bedroom, 2.00 Bathroom, 1,306 sqft
Residential on 0 Acres

N/A, Los Angeles,

An exceptional opportunity awaits in the heart of Brentwood -- two side-by-side properties positioned on a quiet cul-de-sac, offering extraordinary versatility and value. Both properties, 151 and 149 5th Anita Drive, are zoned RS-1, which may allow for 45% lot coverage plus a 20% bonus, presenting advantageous development potential. With RTI plans by Architecture West Inc., this offering provides an ideal foundation for visionaries. The properties can be developed as two brand-new luxury residences or one grand estate spanning both parcels, available individually or together, with both required to close concurrently. 151 5th Anita Drive includes RTI plans for a 6-bedroom, 8-bathroom residence spanning approximately 6,466 square feet on an 8,018-square-foot lot. The proposed design features a private elevator, pool and spa, gourmet kitchen with dual islands, an expansive primary suite with dual closets and a private deck, and a lower-level entertainment space with a theater, lounge with wet bar, wine cellar, and an attached two-car garage. The existing 1949-built home is approximately 1,518 square feet, presenting additional flexibility for a buyer. 149 5th Anita Drive includes RTI plans for a 6-bedroom, 8-bathroom residence encompassing 5,388 square feet on a 7,347-square-foot lot. The plans feature a pool, gourmet kitchen with pantry, expansive primary suite with dual closets and private deck, and a lower-level entertainment area complete with a theater,



lounge with wet bar, wine cellar, and attached two-car garage. The existing 1940-built home is approximately 1,306 square feet, presenting additional flexibility for a buyer. Set in a prime Brentwood location between Sunset Boulevard and San Vicente Boulevard, this rare opportunity offers the ultimate in privacy and seclusion while being moments from Brentwood Country Club, Brentwood Country Mart, and just a 10-minute drive to the beach. Combining architectural potential and an elite Westside locale, this is a truly unique canvas for creating two exceptional homes or one landmark estate in one of Los Angeles's most prestigious enclaves.

Built in 1940

Essential Information

MLS® #	25605403
Price	\$2,249,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	0.17
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	F. Ron Smith
Listing Office	Compass

Community Information

Address	149 5th Anita Drive
Area	C06 - Brentwood
Subdivision	N/A
City	Los Angeles
County	Los Angeles

Zip Code	90049
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Amenities

Parking Spaces	1
Parking	Garage
Garages	Garage
View	Canyon
Pool	None

Exterior

Lot Description	Yard
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Interior

Interior	Tile, Wood
Appliances	Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	October 16th, 2025
Days on Market	12
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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