

# \$2,290,000 - 15009 Los Lotes Avenue, Whittier

MLS® #PW25194857

---

## \$2,290,000

4 Bedroom, 3.00 Bathroom, 2,710 sqft  
Residential on 1 Acres

N/A, Whittier,

Welcome to this stunning single-level custom ranch-style estate in beautiful Friendly Hills. Situated on a sprawling 27,992 sq. ft. flat, private, and gated lot, this turnkey residence offers timeless charm blended with modern luxury. The home features 4 spacious bedrooms, 3 elegantly designed bathrooms, and approximately 2,710 sq. ft. of fully remodeled living space. A brand-new detached 750 sq. ft. 3-car garage sits behind a private gated entry and paver driveway—an ideal space for a car collection, toys, a future ADU, man cave, game room, or pool house. Step inside and you’re welcomed into the formal living and dining room, showcasing classic wainscoting, a stone fireplace, and built-in shelving, while oversized windows bathe the home in natural light, creating a bright, inviting atmosphere for entertaining or everyday living. The chef’s kitchen is a true showstopper with new stainless steel appliances, farmhouse sink, custom cabinetry, stone accents, and open shelving, and down the hall a large step-down family room with vaulted ceilings offers the perfect gathering space, seamlessly connecting to the dining area with a wall of glass framing the backyard and pool for effortless indoor-outdoor living. Each bathroom has been reimagined with a spa-like feel, including frameless glass showers with designer tile, dual vanities with quartz counters, and brushed gold fixtures, while a freestanding soaking tub beneath a sparkling chandelier creates the ultimate



retreat. The primary suite is private and luxurious, while the 4th bedroom with attached bath makes an ideal guest suite or in-law quarters. The backyard is designed for entertaining and relaxation with a resurfaced pool surrounded by mature trees for privacy and a resort-like setting, complemented by a gravel lounge, café-style patio, and expansive lawns that provide space for gatherings, play, and pets. This estate is truly rare, every inch thoughtfully upgraded for both style and function, and just moments from Friendly Hills Country Club with easy access to both Orange County and Los Angeles, the property combines serenity with convenience. Enjoy scenic hills, hiking trails, and Whittier's charming shops and dining nearby, truly a gem in the heart of Friendly Hills.

Built in 1949

### **Essential Information**

MLS® #	PW25194857
Price	\$2,290,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,710
Acres	0.64
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Paul Purunjian
Listing Office	Purunjian Inc.

### **Community Information**

Address	15009 Los Lotes Avenue
---------	------------------------

Area	670 - Whittier
Subdivision	N/A
City	Whittier
County	Los Angeles
Zip Code	90605

### **Amenities**

Parking Spaces	3
# of Garages	3
View	Pool
Has Pool	Yes
Pool	In Ground, Private

### **Exterior**

Lot Description	Paved, Sprinklers In Front, Sprinklers In Rear
Roof	Asphalt

### **Interior**

Interior Features	Quartz Counters, Recessed Lighting, Walk-In Closet(s), Built-in Features, High Ceilings, In-Law Floorplan, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	1
Stories	One

### **School Information**

District	East Whittier Unified
----------	-----------------------

### **Additional Information**

Date Listed	August 29th, 2025
Days on Market	58
Zoning	WHRE20000*
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 26th, 2026 at 10:00pm PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT

guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.