

# **\$2,799,900 - 7541 Westlawn Avenue, Los Angeles**

MLS® #WS25023356

**\$2,799,900**

5 Bedroom, 5.00 Bathroom, 3,137 sqft

Residential on 0 Acres

N/A, Los Angeles,

Experience unparalleled luxury in prime North Kentwood! This impeccably designed modern farmhouse (+ ADU!!) exudes sophistication and elegance. As you enter, a charming mudroom and powder room welcome you into a luminous, open floorplan. The gourmet chefâ€™s kitchen is a masterpiece, featuring state-of-the-art Wolf and Subzero appliances, a spacious walk-in pantry, exquisite marble countertops, and options for dining at the island, on a formal dining table or step out onto your adjacent deck, perfect for al fresco dining while savoring breathtaking East-facing sunsets. The expansive great room showcases exposed beams and soaring vaulted ceilings, creating a grand yet inviting ambiance. Indulge in the opulent master suite, complete with a generous walk-in closet, a luxurious dual fixture walk-in shower, and double sink vanities. Two additional bedrooms share a beautifully appointed adjoining bath, and a separate laundry room adds convenience and style. The lower level offers a versatile flex space with an ensuite bath and direct access to the meticulously landscaped backyard. This property has all the comforts, luxury and INCLUDES a fully permitted CASITA/ADU complete with a kitchenette and bath, ideal for guests, flex work from home office or additional living space! This exceptional home truly has it ALL! Seize the opportunity to make it yours and experience the epitome of luxury living.



Built in 1950

## Essential Information

MLS® #	WS25023356
Price	\$2,799,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,137
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Diana Fitzpatrick
Listing Office	Wedgewood Homes Realty

## Community Information

Address	7541 Westlawn Avenue
Area	C29 - Westchester
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90045

## Amenities

Parking	Driveway, Driveway Down Slope From Street
Garages	Driveway, Driveway Down Slope From Street
View	None
Pool	None
Security	Closed Circuit Camera(s)

## Exterior

Lot Description	Back Yard, Lawn, Yard
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## Interior

Interior Features	Beamed Ceilings, Built-in Features, High Ceilings, Open Floorplan, Recessed Lighting, Primary Suite, Jack and Jill Bath, Main Level Primary, Pantry, Walk-In Pantry
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Appliances	Double Oven, Dishwasher, Freezer, Disposal, Ice Maker, Microwave, Refrigerator, Dryer, Washer, Convection Oven, Range Hood, Water Purifier
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Decorative
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	February 2nd, 2025
Days on Market	14
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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