



10638 Le Conte Avenue  
Little Holmby





With its original design elements proudly gleaming, its French windows, French doors, hardwood floors, crown and dentil moldings beautiful built-ins (and so much more) blend seamlessly with current upgrades creating a home that has the evocative charm of yesteryear yet lives and functions like now and today.

The welcoming formal foyer leads to the sensible, sun-dappled, center-hall floorplan, circular in flow, allowing for gracious entertaining and easy movement from room-to-room. There's light and cheer in every corner. The living room, with its big bay window and marble-clad fireplace, leads to the backyard. The formal dining room is spacious and graced by period wainscoting. Completing the downstairs floorplan are a stylish powder bath, an efficient laundry room and an ensuite bedroom, perfect for guests, for a home-office or for a housekeeper or nanny.









Upstairs, the very pretty second floor landing leads to three lovely bedrooms, the primary ensuite with a double-door entry, marble bath and plenty of closet space. The two secondary bedrooms are each spacious, one with wainscoting and a sweet window seat and the other with more built-ins, its own dressing area and skyline views. These two bedrooms share a large marble bath with a separate tub and shower.



The breakfast room comes complete with a built-in banquette, more wainscoting and gorgeous cabinetry offering an unusual amount of extra storage. It leads to the cook's kitchen featuring top-tier appliances and plenty of workspace. Adjacent is the warmly paneled family room with its wet-bar, brick fireplace, richly detailed built-in bookcases and banks of windows overlooking the yard.

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The backyard, reminiscent of one found in a chic, boutique hotel, features a sparkling swimming pool surrounded by plenty of space within which to lounge and dine under the Los Angeles sun and stars. There's a grassy area, mature perimeter landscaping, a pergola and a peek at the Wilshire skyline in the distance. Plenty of extra storage as well.

All this in very close proximity to UCLA, to Warner Avenue Elementary and to the fine shopping and dining in nearby Century City, Westwood Village and Beverly Hills.







10638LeConte.com



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#### PROPERTY FACTS



- 4 Bedrooms
- 4 Bathrooms
- Warner Avenue Elementary School

