



277Bronwood.com



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PROPERTY FACTS

- 4 Bedrooms
- 4 Bathrooms
- 2,701 SF Living Area
- 7,203 SF Lot



277 Bronwood Avenue
Westwood Hills



Set majestically and with undeniable appeal on one of Westwood Hills' most desirable avenues, this true home remains authentic to its Traditional East Coast vintage having been, for many decades, lovingly cared for. Beautifully landscaped complete with a sweet gravel-clad front patio and year-round blooms, this property hints at being something quite special right from the curb.

The elegant foyer leads to a glorious living room. Designed to showcase its architectural features such as large picture windows, substantial trim and moldings, wood floors and a warming fireplace, it leads out to the back yard through lovely French doors. The formal dining room is similarly designed, showcasing its evocative charm and views through its bay window to the front gardens. There are pretty vistas from most every window in the house.







Up a sweeping staircase are three bedrooms including the large primary suite with its windows front to back taking in city views as well as treetop vistas of the backyard and beyond. There's a primary ensuite bath complete with a steam shower and ample closet space. Enjoy a lovely outdoor sitting terrace from which fantastic twinkling city light views can be enjoyed as well.



The backyard area feels like an oasis in the middle of the city, gloriously lush, private, flat and surrounded by established, mature landscaping. There are wonderful spots to lounge and dine in under the sun and stars, taking in views of treetops and the blue skies.

Have breakfast with the hummingbirds or host alfresco dinner parties...this is a backyard for entertainers. There are both covered and open brick-clad patio spaces and a great grassy yard for kids to run around in. There's also a sparkling, heated swimming pool, perfect for taking both daytime and nighttime dips year-round.

All this in close-proximity to UCLA, to the Westwood and Brentwood Villages, to Beverly Hills and to the 405. Coveted inclusion in the Warner Avenue Elementary School district as well.

