



LUXURY  
COLLECTION<sup>SM</sup>



740 Thayer Avenue  
Little Holmby





Warm and inviting right from the curb, this tastefully-updated 1940s East Coast Traditional residence is a true Little Holmby gem. Its location within this fine neighborhood is excellent, sited on a flat, beautifully landscaped, maturely wooded corner lot on one of its most desirable avenues.

The front yard, so welcoming, is grassy and private behind a gate and tall hedges.









The floorplan here is terrific with its rooms sensibly laid out echoing today's relaxed lifestyle. Charm abounds in every corner with its gleaming hardwood floors, crown moldings, beamed ceilings, nearly new French windows and more.

Up a sweeping staircase on the upstairs level are three bedrooms including the very special primary suite taking in skyline vistas of the Wilshire Corridor in the distance. Warmed by another brick fireplace, the primary has two large, extensively customized walk-in closets and a lovely spa-like bath with double-sinks.



The other two bright upstairs bedrooms share a very pretty hall bath, complete also with double sinks and a separate tub and shower. Up a separate staircase off the kitchen area is a fabulous, flexible-use space, perfect as a fifth bedroom, as a playroom, gym or office.

The backyard is so private and lush, with its grassy expanse, bubbling spa, brick patio and large deck space, the perfect spot for kids' play equipment and for lounging and dining under the sun and stars. Also included is a shed and a kids' playhouse.

There's direct access from the garage as well as two zones of central air conditioning and heating, upstairs and down. Very close to UCLA, to Westwood, Brentwood, Century City and Beverly Hills and all the fine shopping and dining each area affords.







740Thayer.com



**BERKSHIRE  
HATHAWAY** | CALIFORNIA  
HOMESERVICES | PROPERTIES

Larry Young  
REALTOR®  
Luxury Properties Director  
310.777.2879  
larry@larryyoungassociates.com  
DRE# 00999537

**LARRY YOUNG + ASSOCIATES**

#### PROPERTY FACTS

- 5 Bedrooms
- 4 Bathrooms
- 3,631 SF Living Area
- 8,707 SF Lot
- Warner Avenue Elementary School District

