



## 9521 CATTARAUGUS AVE, LOS ANGELES, LOS ANGELES, CA, CA, US, 90034

<https://pacificplayarealty.com>

Situated on a charming residential street in the desirable Beverlywood neighborhood, this near-completion, 3,931-square-foot Traditional-style residence offers 4 bedrooms, 4.5 bathrooms being built by TJH. Step through the front door into a bright and inviting main level, where a spacious great room anchors the open-concept layout. Designed for both everyday living and elegant entertaining, the [...]

**\$4,445,000**

- 4 beds
- 5 baths
- Single Family Residence
- Residential
- Active

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### Rooms

**Rooms:** Walk-In Pantry, Walk-In Closet, Dining Room, Powder, Primary Bedroom, Great Room, Retreat, Loft, Entry

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### Building Details



**Listing Area:** Beverlywood Vicinity

**Sewer:** In Street

**Stories:** 2

**Flooring:** Engineered Hardwood, Tile

**Building Type:** Detached

**Parking Garage:** Attached, Garage Is Attached, Covered Parking, Garage - 2 Car, Side By Side

**Covered Parking:** 2

## Amenities & Features

**Heating:** Central, Electric, Zoned, Fireplace

**Water:** District

**CookingAppliances:** Microwave, Oven-Electric, Electric, Range, Range Hood, Oven

**Furnished:** Unfurnished

**Interior Features:** Built-Ins, Detached/No Common Walls, Drywall Walls, Open Floor Plan, High Ceilings (9 Feet+), Pre-wired for high speed Data, Pre-wired for surround sound, Recessed Lighting, Storage Space

**Pool:** Yes

**Cooling:** Air Conditioning, Central, Electric, Multi/Zone

**Fireplaces:** 2

**Roof:** Asphalt

**Levels:** Two Level

