

# **\$1,650,000 - 2503 Amherst Avenue, Los Angeles**

MLS® #225002043

**\$1,650,000**

3 Bedroom, 2.00 Bathroom, 1,596 sqft

Residential on 0 Acres

Other, Los Angeles,

Charming 1927 Spanish Style Home- Lovingly Restored Nestled on a corner lot in the tree-lined, quiet neighborhood of Sunset Park, this single-story 3-bedroom, 1 1/4-bath Spanish Style Home is a rare find. Built in 1927 and lovingly restored in 2025 by the same family who has owned and lived in it since 1965, it exudes the romantic allure of its era with all the comforts of today. Thoughtfully updated with new paint, wood-like flooring, structural upgrades, and new bathroom fixtures, this home retains its original charm: a classic red tile Spanish roof, hand-troweled stucco exterior, lath and plaster walls, barrel and coved ceilings, arched interior doorways, and elegant French doors and windows. This home has forced central heating and air conditioning throughout. Indoor-Outdoor Living for the SoCal Lifestyle Enjoy morning coffee or evening gatherings on the charming patio beneath mature orange and avocado trees -- a perfect space for private entertaining or relaxing. The detached two-car garage, accessible from the main patio and the side street, presents a great opportunity for ADU conversion. The space between the garage and the lot line offers room for a private patio or yard for a second dwelling, while preserving the privacy of the main home. Architectural Elegance & Comfort From the moment you arrive, curb appeal abounds: blooming flower beds, a lush green lawn, and a mature tree welcome you. The asymmetrical architecture, arched windows, and octagonal breakfast room



set this home apart. Inside, step through the front door into a spacious, light-filled living room with volume barrel ceilings, a fireplace, and French windows overlooking the front garden. An arched entry leads to a large dining room with coved, molded ceilings and beautifully detailed French windows and doors.

The open concept flow between living and dining rooms creates a sought-after great room feel. The original kitchen features charming tile countertops and leads into the octagonal breakfast room, complete with glass-front built-ins, high ceilings, and a crystal chandelier -- all with views of the front garden.

A service porch behind the kitchen offers additional utility space for washer/dryer and a refrigerator. A French door leads to the bedroom hallway. Originally a 2-bedroom, 1-bath home, it now includes a permitted large primary bedroom suite with direct access to the spacious garden patio. One of the secondary bedrooms features a convenient quarter bath, while a third bedroom (or ideal office) shares access to the updated primary bath. Exceptional Location Situated just two blocks from the Santa Monica border, between Centinela and Bundy, with easy access to the Santa Monica 10 freeway. Ideally located minutes from Santa Monica Beach, great shopping and schools plus LAX. Located on this desirable corner lot, the home is unobstructed by adjacent buildings, offering a greater sense of space, light, and privacy -- a rare find in urban neighborhoods where homes often feel tightly packed.

Built in 1927

## Essential Information

MLS® #	225002043
Price	\$1,650,000
Bedrooms	3

Bathrooms	2.00
Full Baths	1
Square Footage	1,596
Acres	0.13
Year Built	1927
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	The Kidds
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	2503 Amherst Avenue
Area	WLA - West Los Angeles
Subdivision	Other
City	Los Angeles
County	Los Angeles
Zip Code	90064

## Amenities

Parking Spaces	2
Parking	Garage, Garage Door Opener, Door-Single
# of Garages	2
Garages	Garage, Garage Door Opener, Door-Single

## Exterior

Exterior	Stucco, Copper Plumbing
Lot Description	Corner Lot, Lawn, Sprinkler System
Roof	Barrel
Construction	Stucco, Copper Plumbing
Foundation	Raised

## Interior

Interior	Wood
Interior Features	High Ceilings, Open Floorplan, All Bedrooms Down, Coffered Ceiling(s), Tray Ceiling(s)
Appliances	Gas Cooking, Disposal, Refrigerator
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Alamitos Unified
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## Additional Information

Date Listed	April 25th, 2025
Days on Market	76
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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