

# \$1,250,000 - 6222 Bertha Street, Los Angeles

MLS® #24449661

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## \$1,250,000

4 Bedroom, 3.00 Bathroom, 1,688 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Seller says, "I wanted a cool, quiet house in the Highland Park neighborhood. 6222 Bertha is a stone's throw to the hippest restaurants, bars, and retail in LA. Inside the house, it's tranquil; the Gold Line train emits a gentle "whoosh" which, if you even notice it, will lull you to sleep. The proximity to the 110 is invaluable for visiting friends. That said, your friends will come to you, wanting to hit Figueroa and York." Plus, qualifies for 1% cheaper interest rate through Kind Loans! We can tell you how! Urban industrial meets mid-century modern in this impeccable multi-level home located in the heart of Highland Park! Upstairs, enjoy hardwood floors and lofty living with beamed ceilings, and tons of natural light through ample windows. The galley kitchen offers newly refinished concrete countertops which add an industrial-chic flair, while the combination of exposed shelving, designer gray and white tile backsplash, and ample enclosed storage offers both style and practicality. High-end stainless steel appliances complete this culinary haven, sure to inspire your inner chef. Kitchen opens to the perfect dining area with industrial chandelier and plenty of room for entertaining, even room for a bar for your inner mixologist! A master bedroom with bathroom ensuite is accessed off the large living room, and offers an oversized tile shower, double vanity with newly refinished concrete counters, and green, gray and white hex tile detail. At the top of the stairs, you'll find the spacious



guest bedrooms, both with closet storage and great light, and which both utilize a playful hall bathroom with shower over tub accented with playful yellow and gray and white hex tile, and vanity with newly refinished concrete counters, for a spirited, fresh vibe. The lower level can function as work-from-home space, mother-in-law suite, or more! Upon entry, the smaller room, perhaps an office/den or small living room leads to a step-up kitchen/dining combo area with vintage metal cabinetry. A bonus bedroom on the left is perfect for overflow space. A simple bathroom with shower offers convenience for first-floor guests. The back patio is accessed off kitchen and is adorned with twinkling lights, creating a magical ambiance, perfect for hosting or enjoying quiet evenings outdoors. This space is ideal for al fresco dining, allowing you to savor meals under the stars or host lively brunches in the California sunshine. Take the stairs up the hillside backyard to the wooden deck boasting breathtaking views of Highland Park, providing a serene retreat and a picturesque backdrop for your morning coffee or sunset cocktails. From the wood-paneled exterior detail to the bright and happy yellow accent detailing, 6222 Bertha offers the perfect mix of space, style and convenience. Moments to the heart of Highland Park, the shops and restaurants of Figueroa and York including Hippo, Civil Coffee, Joy, too many to list! So close to Eagle Rock and South Pasadena, plus easy access to L Line stations, 110 FWY and downtown. Tax record square footage doesn't reflect total finished sq. ft. Welcome home!

Built in 1962

## **Essential Information**

MLS® #	24449661
Price	\$1,250,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,688
Acres	0.08
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Courtney Poulos
Listing Office	ACME Real Estate

### Community Information

Address	6222 Bertha Street
Area	632 - Highland Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90042

### Amenities

Parking Spaces	1
Parking	Door-Single, Garage
# of Garages	1
Garages	Door-Single, Garage
View	City Lights
Pool	None

### Interior

Interior	Wood
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Multi/Split

**Additional Information**

Date Listed	October 7th, 2024
Days on Market	135
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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