

# \$1,599,000 - 2332 Claremont Avenue, Los Angeles

MLS® #24453359

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## \$1,599,000

2 Bedroom, 2.00 Bathroom, 1,531 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Abundant space, privacy, and charm define this airy retreat on a corner lot in the Franklin Hills of Los Feliz. Elevated and surrounded by greenery, this 1936 Traditional evokes a sense of refined ease with a breezy open floor plan, wood floors, and elegant built-ins. Sunlight fills the space; a cozy bay window settee is perfect for curling up with a book. The fully-renovated kitchen, with dine-in butcher block countertops, stainless appliances and terracotta tile, makes cooking and gathering a pleasure. Two spacious bedrooms offer hillside views; the vintage bath brings a touch of Art Deco flair. A versatile bonus space with ADU-plans approved by the city has its own entrance, kitchenette, and bath - perfect for guests or a home office. Indoor-outdoor flow feels organic; the spacious back yard is a serene space for open-air dining and relaxation amid fruit trees and tasteful landscaping. Central HVAC & garage add convenience, all while placing you just moments from dining, shops, and coffee in Los Feliz and Silver Lake Junction.



Built in 1936

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | 24453359    |
| Price      | \$1,599,000 |
| Bedrooms   | 2           |
| Bathrooms  | 2.00        |
| Full Baths | 2           |

|                |                         |
|----------------|-------------------------|
| Square Footage | 1,531                   |
| Acres          | 0.09                    |
| Year Built     | 1936                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Closed                  |
| Listing Agent  | Tracy B Do              |
| Listing Office | Coldwell Banker Realty  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2332 Claremont Avenue |
| Area        | 637 - Los Feliz       |
| Subdivision | N/A                   |
| City        | Los Angeles           |
| County      | Los Angeles           |
| Zip Code    | 90027                 |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2                                       |
| View           | City Lights, Canyon, Hills, Mountain(s) |
| Pool           | None                                    |

### Interior

|              |                             |
|--------------|-----------------------------|
| Interior     | Tile, Wood                  |
| Appliances   | Refrigerator, Dryer, Washer |
| Heating      | Central                     |
| Cooling      | Central Air                 |
| Fireplace    | Yes                         |
| Fireplaces   | Decorative                  |
| # of Stories | 2                           |
| Stories      | Two                         |

### Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | October 28th, 2024 |
| Days on Market  | 89                 |
| Zoning          | LAR1               |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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