

\$1,175,000 - 4335 York Boulevard, Los Angeles

MLS® #24457439

\$1,175,000

2 Bedroom, 1.00 Bathroom, 1,115 sqft
Residential on 0 Acres

N/A, Los Angeles,

This 1926 Spanish charmer with mid-century interiors, set on a lush hillside with unobstructed views, exudes sophistication, privacy and pride of ownership. Located in the extremely desirable area of Eagle Rock, this home sits high on the hillside, up winding stairs surrounded by cascading rosemary, lavender, succulents, roses, and bougainvillea.

Entering the home, you are immediately struck with period details like arched doorways, coved ceilings, and original stained hardwood floors. The foyer leads you to the light filled living room and dining room, both of which have large multi-paned windows with breathtaking hillside views. The dining room offers an abundance of storage, with floor to ceiling built-in cabinets, and a precious etched glass and granite cabinet centered in an alcove to show off your collectibles. The two bedrooms are nicely sized, both with built-in closets by California Closets, and the large freshly painted bathroom with tub and shower is located at the end of the hallway. The kitchen has an abundance of storage, stainless steel appliances, maple cabinets, granite countertops, a breakfast nook surrounded by windows, and built-in side by side laundry. Adding to the old-world charm is a romantic tiled patio, with lemon and fig trees and large terracotta pots with mature plants. The property has an oversized 6,272 square foot street to street lot, with an expansive two-tiered back yard with more fruit trees and hillside views, which offers flexibility to either



add an ADU or extend the original home's footprint. The owner has taken loving care of the home, upgrades include central AC/Heat, Nest thermostat, newer hot water heater, newer electrical and plumbing, California Closets, double paned windows, interior and exterior painting, leased solar panels, fencing, and beautiful drought tolerant landscaping and irrigation. A recently added remote controlled security gate with 2 car parking in the back of the property is perfect for additional parking, as well as additional parking in the one car garage on York. The property has plenty of storage including a California basement under the living area and storage shed. Located in the Delevan Elementary school district, close to the hip restaurants, coffee shops and eclectic shopping along York, Verdugo and Eagle Rock Blvd, this home has everything you want and should not be missed!

Built in 1926

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 24457439 |
| Price | \$1,175,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,115 |
| Acres | 0.14 |
| Year Built | 1926 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Spanish |
| Status | Closed |
| Listing Agent | China Fox |
| Listing Office | Compass |

Community Information

| | |
|---------|---------------------|
| Address | 4335 York Boulevard |
|---------|---------------------|

| | |
|-------------|------------------|
| Area | 618 - Eagle Rock |
| Subdivision | N/A |
| City | Los Angeles |
| County | Los Angeles |
| Zip Code | 90041 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 3 |
| Parking | Concrete, Door-Single, Garage, Electric Gate |
| # of Garages | 1 |
| Garages | Concrete, Door-Single, Garage, Electric Gate |
| View | City Lights, Hills |
| Pool | None |
| Security | Security Gate |

Exterior

| | |
|-----------------|---------------------|
| Exterior | Stucco |
| Lot Description | Back Yard |
| Windows | Double Pane Windows |
| Roof | Composition |
| Construction | Stucco |

Interior

| | |
|-------------------|---|
| Interior | Wood |
| Interior Features | Breakfast Area, Separate/Formal Dining Room |
| Appliances | Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer |
| Heating | Central |
| Cooling | Central Air |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|---------------------|
| District | Los Angeles Unified |
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Additional Information

| | |
|----------------|--------------------|
| Date Listed | December 6th, 2024 |
| Days on Market | 11 |
| Zoning | LAR1 |

Short Sale N

RE / Bank Owned N

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