

# **\$2,247,000 - 436 Citrus Avenue, Los Angeles**

MLS® #24458893

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## **\$2,247,000**

3 Bedroom, 3.00 Bathroom, 2,323 sqft

Residential on 0 Acres

N/A, Los Angeles,

Price modification! Spanish tile walkway with delicious teal tiles leads to large private porch hidden by landscaping. Rare, private mid-block high character Spanish with apx. 400 sf bonus rec room (not incl. in sq. ft.) AND bonus office/studio! Located on best part of Citrus Ave. North of Beverly! Great evening light with natural shading adds to privacy. The home has many character touches everywhere, both historic and new. Entryway has a wow factor leading to the huge apx. 400 sf step down living room with 10 foot ceilings accentuated by 6 dark mahogany stained beams. Classic arched picture window gives ample light while remaining private from the street. Original thin slat floors with historic inlaid touches at the unique character fireplace with awe-inspiring protruded chimney. More Spanish tiles in step up to the formal dining room. Arched doorway accentuated by 2 additional arched openings giving the feel of an open floor plan for a connected flow from the living room. The dining features character indented wall and ceiling with plenty of room for a big dinner table of at least 12 guests comfortably. Kitchen accessed from yet another arched opening with more open floor plan feel. The kitchen is so big with tons of open floor space that you'll probably have guests trying to mingle here rather than the massive living/entertaining area! Wrap around granite counters with a hint of jade are accentuated by light teal hand made tile backsplash. Ample wrap around cabinetry. Washer dryer conveniently located



in the rear hallway to the back door. 3 exits access the back. Huge 3 room (incl. bath) master retreat with its own private access to the backyard includes office/studio annex. The master bathroom in particular is large, featuring a deep oval tub, an extra large shower and his and hers sinks. Back bonus recreation room (apx. 400 sf. not included in sq. ft.). New steel fence (neighbor) running along driveway adds total privacy from the side. Endless Pool with wave resistance feature, deck and hot tub in back complete this home as a place where style, fun and the good life are achieved! NON BRANDED VIDEO: <https://www.youtube.com/watch?v=0hj09so0fWc&t=7s>

Built in 1928

## Essential Information

MLS® #	24458893
Price	\$2,247,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,323
Acres	0.15
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Erik Flexner
Listing Office	Compass

## Community Information

Address	436 Citrus Avenue
Area	C18 - Hancock Park-Wilshire
Subdivision	N/A
City	Los Angeles

County	Los Angeles
Zip Code	90036

### Amenities

Parking Spaces	7
Parking	Driveway
Garages	Driveway
View	None
Has Pool	Yes
Pool	Lap

### Interior

Interior	Tile, Wood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### Additional Information

Date Listed	October 31st, 2024
Days on Market	53
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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