

# \$1,295,000 - 2106 Camorilla Drive, Los Angeles

MLS® #24473601

**\$1,295,000**

3 Bedroom, 2.00 Bathroom, 1,552 sqft

Residential on 0 Acres

N/A, Los Angeles,

Offer deadline extended due to the recent wildfire events affecting large areas of Los Angeles!! Welcome to this groovy 60's home, located in a peaceful cul-de-sac in the Glassell Park neighborhood of Los Angeles. As you arrive, the drought-resistant landscape with rare plants enhances the curb appeal. Inside, a spacious living room to the right features a fireplace and hardwood floors, ideal for relaxation and entertaining. A newly installed light fixture brightens the entryway. The open floor plan connects the living area to the kitchen, which includes new stainless steel appliances, a garden window, accent lighting beneath the countertops, and a water filtration system. Adjacent is a dining area with direct access to the backyard patio. The primary bedroom, located at the rear of the home, provides privacy and fits a king-size bed. This room has access to a 3/4 bathroom with a standing shower and vanity. Two additional bedrooms are located on the second floor, separated by a full-size bathroom. Both bedrooms are a good size, offering space for rest, a home office, or a guest room. Natural light flows throughout the home. Major recent upgrades include a new roof, plumbing, new water heater, HVAC system, electrical panel, Tesla EV charger in the garage, and new landscaping in the front lawn. Throughout the house, you'll find a collection of rare plant species, reflecting the previous homeowner's connection to a high-end LA plant store. The backyard features a deck suited for outdoor



entertaining or quiet afternoons. The two-car garage offers ample storage and a loft area. This home is just minutes from Verdugo Plaza and the very special Lemon Poppy Cafe and Bakery the perfect spot for your Sunday brunch. Additionally, it's located near trendy restaurants, cafes, and shops, providing a balance of comfort and convenience. Note: Parking is available on the north side of the street. Please avoid blocking driveways. Welcome home! Contact the listing agent for more details.

Built in 1966

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 24473601                |
| Price          | \$1,295,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,552                   |
| Acres          | 0.13                    |
| Year Built     | 1966                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Mid-Century Modern      |
| Status         | Closed                  |
| Listing Agent  | Antonia Pennington      |
| Listing Office | Compass                 |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2106 Camorilla Drive |
| Area        | 623 - Glassel Park   |
| Subdivision | N/A                  |
| City        | Los Angeles          |
| County      | Los Angeles          |
| Zip Code    | 90065                |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Door-Multi, Garage, Garage Door Opener         |
| Garages        | Door-Multi, Garage, Garage Door Opener         |
| View           | Peek-A-Boo                                     |
| Pool           | None   |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s) |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Stucco   |
| Exterior Features | Rain Gutters                                   |
| Lot Description   | Back Yard                                      |
| Windows           | Double Pane Windows, Screens, Garden Window(s) |
| Roof              | Composition, Shingle                           |
| Construction      | Stucco   |
| Foundation        | Slab   |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Tile  |
| Interior Features | Separate/Formal Dining Room   |
| Appliances        | Dishwasher, Disposal, Microwave, Oven, Range Hood, Dryer, Washer, Range |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Gas, Living Room  |
| # of Stories      | 2   |
| Stories           | Two   |

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | January 1st, 2025 |
| Days on Market  | 20                |
| Zoning          | LAR1              |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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