

# \$1,595,000 - 1213 Avenue 45, Los Angeles

MLS® #25477193

**\$1,595,000**

4 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0 Acres

N/A, Los Angeles,

Eagle Rock Compound oozing style with multiple outdoor spaces. Main House is 3/3, Guest House is 1/1. Enjoy all the convenience of Eagle Rock from this private sanctuary on a quiet street. This home offers the kind of flow everyone hopes for when they entertain guests. The Kitchen and Living Room space spills out to an very private outdoor dining courtyard graced with a zen lush desert landscape. Blurred lines between indoor/outdoor space creates a perception that goes far beyond the walls of both the main house and guest house. The guest house has its own entrance/yard that can easily be rented out or incorporated into the use of the main residence. Chef's Kitchen, double sink primary bath, many outdoor spaces to enjoy. This is a must see. OFFERS DUE WEDNESDAY, FEBRUARY 5, 2025 at 5PM.



Built in 2025

## Essential Information

MLS® #	25477193
Price	\$1,595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	1,764
Acres	0.12

Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	David Lubell
Listing Office	Christie's International Real Estate SoCal

## Community Information

Address	1213 Avenue 45
Area	618 - Eagle Rock
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90041

## Amenities

Parking Spaces	2
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## Interior

Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 26th, 2025
Days on Market	10
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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