

# **\$1,795,000 - 11347 Rose Avenue, Los Angeles**

MLS® #25482641

**\$1,795,000**

3 Bedroom, 2.00 Bathroom, 1,570 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome to 11347 Rose Avenue, a charming and move-in-ready home in the highly sought-after Westdale Trousdale area of Mar Vista. This 3-bedroom, 2-bathroom gem is nestled on a tranquil, tree-lined street in a prime, middle-of-the-block location, just steps away from Mar Vista Park. The open floor plan is designed for both family living and entertaining, seamlessly connecting the living room, dining area, and kitchen to the private backyard. Inside, you'll find hardwood floors, a cozy fireplace, and a spacious living area that flows effortlessly. The kitchen features a gas range, ample counter space, and a breakfast bar. French doors lead to a serene, enclosed private backyard with a patio, perfect for outdoor gatherings or peaceful moments under the lush canopy of trees. The home offers a primary suite and a remodeled, spa-like bathroom that adds a touch of modern flare. The secondary bedrooms share a convenient Jack-and-Jill bathroom, making this layout ideal. Additional highlights include a laundry room, a newer roof, and a double attached garage for easy access and storage. Mar Vista Park features tennis courts, baseball, soccer and more. Close to shopping, and dining, this home offers the perfect blend of convenience and tranquility. Don't miss the opportunity to make this Mar Vista treasure your own!



Built in 1953

## Essential Information

MLS® #	25482641
Price	\$1,795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,570
Acres	0.13
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Kelli Prather
Listing Office	Sotheby's International Realty

## Community Information

Address	11347 Rose Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

## Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage
View	None
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior Features	Brick Driveway
Windows	French/Mullioned
Roof	Composition

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Cooktop, Range Hood, Dryer, Washer, Oven, Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 17th, 2025
Days on Market	17
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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