

# \$1,075,000 - 6115 Glen Oak Street, Los Angeles

MLS® #25485257

**\$1,075,000**

2 Bedroom, 1.00 Bathroom, 1,266 sqft

Residential on 0 Acres

N/A, Los Angeles,

NEW PRICE! Diamond in the rough: traditional character cottage + vacant bonus studio in prime Beachwood Canyon. c. 1934 opportunity awaits your vision. One block from Beachwood Village conveniences, this vintage charmer offers a flexible canvas for dreamers and investors alike. Warm & inviting living room with peg & groove hardwood floors, metal casement windows and wood-paneling on fireplace wall. Bright atrium, intuitive floorplan, and plentiful improvement options spark inspiration for an exceptional home. Primary structure includes attached single-car garage + tandem driveway. Bonus vacant studio outbuilding awaits your TLC. Stately (and productive!) avocado tree graces the site with its expansive canopy. Open spaces flank the existing structures. Bring your creative eye to this unique opportunity to unlock the property's potential. \*Please review agent remarks for showings instructions, contact information and electronic disclosure file prior to offer submission. Note: main house measured @ 1,399 sqft and separate studio @ 295 sqft per Zen House Collective, totaling 1,694 sqft of existing interior square footage between the two structures. Attached single-car garage excluded from sqftge calculation. No permit record for "bonus" 1/2 bath in main structure. No permit record located for studio structure, believed to have been built 1920-1930. ADU potential/conversion status unknown - buyer to verify to their own satisfaction. Plumbing



fixtures removed from studio structure. Please see MLS "docs" tab for floorplan + site plan layout.

Built in 1934

## Essential Information

MLS® #	25485257
Price	\$1,075,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,266
Acres	0.13
Year Built	1934
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Andrew Morrison
Listing Office	REDWOOD Real Estate Brokerage, INC.

## Community Information

Address	6115 Glen Oak Street
Area	C30 - Hollywood Hills East
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90068

## Amenities

Parking Spaces	1
Parking	Garage, Garage Door Opener, Private
# of Garages	1
Garages	Garage, Garage Door Opener, Private
View	Hills
Pool	None

## Exterior

Exterior	Other, Stucco, Wood Siding
Lot Description	Back Yard, Front Yard, Irregular Lot, Yard
Roof	Shingle
Construction	Other, Stucco, Wood Siding
Foundation	Combination, Pillar/Post/Pier, Raised, Slab

## Interior

Interior	Tile, Wood, Vinyl
Interior Features	Separate/Formal Dining Room, Atrium, Ceiling Fan(s)
Appliances	Dishwasher
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Multi/Split

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 17th, 2025
Days on Market	64
Zoning	LARD4
Short Sale	N
RE / Bank Owned	N

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