

# **\$1,800,000 - 3464 Primera Avenue, Los Angeles**

MLS® #25489597

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## **\$1,800,000**

3 Bedroom, 3.00 Bathroom, 2,180 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Located on a cul-de-sac in the highly desirable Lake Hollywood Knolls, this beautiful New England-style traditional home sits above the street level, boasting pleasing views, ample natural light, and hardwood floors throughout. The living room is elegant, with a fireplace and French-style doors that lead to the outdoor patio area and backyard. The dining room is bright, with casement-style windows and wainscoting wall trim. Enjoy an eat-in kitchen surrounded by windows, marble countertops, designer appliances, plentiful cabinetry, ample storage, and a pantry. The entry-level bedroom is suitable as an office, with pinewood walls, a bathroom, and a door leading to the backyard. On the second level are two spacious bedrooms with great closet & storage space. The beautiful master bathroom has a tub, a separate shower with subway-style walls, a stunning vanity, and a tile floor. The large backyard is perfect for entertaining, relaxing, and gardening. There is plenty of room for kids or pets to play. Ideally located close to four major studios, Warner Bros, Disney, Netflix, and Universal. Walking distance to hiking trails, the Hollywood Sign, Wisdom Tree, and the Lake. Five minutes close to Toluca Lake, Trader Joe's, Whole Foods, Ralph's Vons, and restaurants.

Built in 1937

## **Essential Information**



MLS® #	25489597
Price	\$1,800,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,180
Acres	0.21
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Tom Otero
Listing Office	Rodeo Realty

### Community Information

Address	3464 Primera Avenue
Area	C30 - Hollywood Hills East
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90068

### Amenities

Parking Spaces	2
Parking	Garage, On Street, Door-Multi
Garages	Garage, On Street, Door-Multi
View	City Lights, Mountain(s), Hills
Pool	None

### Interior

Interior	Carpet, Wood
Interior Features	Walk-In Closet(s), Utility Room, Walk-In Pantry
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room

# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	January 27th, 2025
Days on Market	27
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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