

# **\$1,650,000 - 2313 Laurelmont Place, Los Angeles**

MLS® #25491717

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## **\$1,650,000**

3 Bedroom, 2.00 Bathroom, 1,645 sqft

Residential on 0 Acres

N/A, Los Angeles,

Charming and enchanting 1956 mid-century gem on a private and quiet cul-de-sac high up in Laurel Canyon. This 3 Bedroom+ 2 Bath, bright and airy home sits on a flat 1/4 acre+ lot and offers a perfect combination of thoughtful updates and preserved character, plus a flexible bonus space. The spacious open living room boasts beautiful exposed post and beam framing, original wood flooring and cabinetry, and a charming brick fireplace. It flows into a sunny dining area and renovated chef's kitchen. Three spacious bedrooms and two light-filled bathrooms are connected by an easy floorplan leading to a terrific bonus space that could be used as a home office, children's play area, or a peaceful library. Two oversized sliding glass doors lead out to the rare and enviable backyard. An exquisite flat pad with expansive 180 degree views offers tranquil serenity and much desired respite from the city noise. Original two-car garage with a full driveway for additional parking. Five minutes from West Hollywood with convenient and easy access from Sunset Blvd by way of Mount Olympus, which bypasses the Laurel Canyon traffic. Located within the highly coveted Wonderland School District. This rare offering will not last. Also available is the stunning 2316 Laurelmont Pl directly next door which can be acquired together as a major capture of prime Laurel Canyon real estate.

Built in 1956



## Essential Information

MLS® #	25491717
Price	\$1,650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,645
Acres	0.26
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Eric Nam
Listing Office	Coldwell Banker Quality Properties

## Community Information

Address	2313 Laurelmont Place
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

## Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage
Garages	Door-Multi, Driveway, Garage
View	Canyon, Mountain(s), Panoramic, Trees/Woods
Pool	None

## Interior

Interior	Wood
Appliances	Dishwasher, Disposal
Heating	Central
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

**Additional Information**

Date Listed	January 30th, 2025
Days on Market	3
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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