

\$1,160,000 - 3451 Primera Avenue, Los Angeles

MLS® #25492647

\$1,160,000

3 Bedroom, 3.00 Bathroom, 1,777 sqft

Residential on 0 Acres

N/A, Los Angeles,

This is a fantastic opportunity to own a home in the coveted Lake Hollywood Knolls. This wonderful home is a fixer, but the upside potential is great! It is aggressively priced to sell! This is the lowest-priced home in Lake Hollywood! The main floor has a nice-sized living room with a fireplace, a dining room, a large eat-in kitchen with tile counters, and ample cabinet space. There are two bedrooms and 1-1/2 bathrooms on the main floor. Two outdoor decks have gorgeous views of the Wisdom Tree, Mountains, and Cahuenga Peak. A spacious private and walled patio is in front of the home, perfect for hosting dinner parties or a play area for kids. Additional sleeping quarters in a room off the living room could be used as a den or office. As a bonus, the third bedroom can be used as a guest suite and as a possible rental. It has a direct entry and a private outside entrance. It is a large suite with a bedroom, full bathroom with tub and separate shower, loft, huge walk-in closet, kitchen, and fireplace. It also has direct entry to the charming, private backyard with a Koi pond. There are beautiful hillsides, mountains, and city views. The backyard is serene and private. There is even a large outdoor storage house that could be useful as an office, Yoga, playroom, or just for good storage. Also, fireplaces have been used, but they are considered decorative. It is an excellent location on a cul-de-sac street, within walking distance to hiking trails, the walk around the lake, the Hollywood Sign and



Wisdom Tree hike, and more! A dog park is nearby, and you're only five minutes away from Trader Joe's, Whole Foods, Ralphs, Von's, and LA Fitness. A plethora of restaurant choices are available within 5 minutes in charming Toluca Lake.

Built in 1938

Essential Information

MLS® #	25492647
Price	\$1,160,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,777
Acres	0.15
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Tom Otero
Listing Office	Rodeo Realty

Community Information

Address	3451 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, Concrete, Door-Single, On Street
Garages	Garage, Concrete, Door-Single, On Street
View	City Lights, Hills, Mountain(s)
Pool	None

Interior

Interior	Tile, Wood, Carpet
Appliances	Dishwasher, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	January 31st, 2025
Days on Market	65
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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