

# \$1,998,000 - 11752 Tennessee Avenue, Los Angeles

MLS® #25495013

**\$1,998,000**

4 Bedroom, 3.00 Bathroom, 1,776 sqft

Residential on 0 Acres

N/A, Los Angeles,

Experience the best of indoor-outdoor living in this thoughtfully updated home, where style meets functionality. The main house underwent a top-to-bottom renovation in 2017, with recent upgrades including new white oak floors, modern kitchen and bathroom fixtures, contemporary lighting, and solid wood interior doors. Each of the three bedrooms opens directly to a stunning private yard, expertly designed by Bosler Earth Design for both beauty and tranquility. A standout feature of this property is the fully permitted ADU, completed in 2021 and featured in the Los Angeles Times. Rebuilt down to the studs, this exceptional space offers a private entrance and courtyard, a full kitchen, a comfortable living area, laundry hookups, a separate bedroom, and a stylish bathroom. Whether used as a guest house, home office, or independent rental, the ADU provides incredible flexibility with its own yard and parking, it's a true asset for homeowners or investors seeking additional income. The outdoor spaces are a serene retreat, featuring mature citrus and pine trees, drought-tolerant landscaping, and a spacious cedar hot tub for ultimate relaxation. A Tesla Powerwall and solar panel system add both sustainability and energy resilience, ensuring efficiency and backup power when needed. Perfectly positioned with easy access to Mar Vista, Sawtelle, and Santa Monica, this home is just moments from top-rated restaurants, boutique shopping, and the convenience of the Expo



Line. Offering a sophisticated, turn-key lifestyle

in West Los Angeles, this property is a gem.

Offer deadline Tuesday 2/11.

Built in 1939

## Essential Information

MLS® #	25495013
Price	\$1,998,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	1,776
Acres	0.13
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Elana Besserman
Listing Office	Christie's International Real Estate SoCal

## Community Information

Address	11752 Tennessee Avenue
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90064

## Amenities

Parking Spaces	2
Parking	Driveway, Permit Required
Garages	Driveway, Permit Required
View	None
Pool	None

## Interior

Interior	Tile
Interior Features	Ceiling Fan(s)

Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative
# of Stories	1
Stories	One

## **Additional Information**

Date Listed	February 6th, 2025
Days on Market	7
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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