

# **\$1,795,000 - 655 Sycamore Avenue, Los Angeles**

MLS® #25495593

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## **\$1,795,000**

4 Bedroom, 3.00 Bathroom, 1,792 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Discover this stunning home in Hancock Park, an open layout with beautiful flow featuring 3 Bedrooms, 2 Baths plus a BONUS Guest House with another full kitchen and bath. Set on a spacious 6,500 sq ft through lot, with rare dual garage entrances in front and rear offers convenient access and multiple possibilities. The kitchen is large and allows for standard and bar seating and features Savoy Quartz countertops, a custom hood box, rustic oak shelves, Milton Cabinets, Peaha brass edge pulls, a high-end Thermador range/oven and dishwasher, and a Samsung Bespoke Black Glass refrigerator. The bathrooms are equally luxurious with imported Italian Makoto tile flooring and showers, new sinks, toilets, tubs, and fixtures. The exterior boasts new La Habra Smooth Cement stucco, complemented by a brand new shingle roof, updated flashing, circulation vent, and plumbing vents. Energy efficiency is ensured with entirely new insulation throughout the home. Stay comfortable year-round with a 5 Ton Central HVAC system connected to a Nest smart thermostat and a 12,000 BTU mini split in the guest house. Elegance is evident in the mahogany wood front and high end interior doors and finishes, Milgard dual pane anodized aluminum windows, and PRL dual pane anodized aluminum Bi-Fold Doors at the rear of both the main and Guest House brings the outdoor inside. Outdoor living is enhanced with composite Timbertech decking in the rear areas of both houses. Inside, the home



features beautiful White Oak wood flooring throughout, along with recessed lighting and custom fixtures. Modern copper plumbing and ABS drains are installed throughout with a new main drain to the street. The property includes a new 200k BTU tankless water heater and a garage equipped with a 240v EV car charger hookup. The front and back hardscape includes a concrete driveway that can accommodate multiple cars for guest parking, walls, patio, porch, and steps. Custom exterior ironwork adds a touch of sophistication, with a trellis, panels, doorways, and automated front and back gates. The landscaping is designed for low maintenance with drought-tolerant artificial turf, assorted plants and an automated drip system. This Hancock Park gem offers a blend of luxury, comfort, and modern amenities. Walking distance to tons of cool restaurants, bars and great shopping. Don't miss your chance to own this meticulously renovated home.

Built in 1923

**Essential Information**

MLS® #	25495593
Price	\$1,795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,792
Acres	0.15
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Dan Heston
Listing Office	eXp Realty of Greater Los Angeles

## Community Information

Address	655 Sycamore Avenue
Area	C18 - Hancock Park-Wilshire
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90036

## Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	None
Pool	None

## Interior

Interior	Wood
Appliances	Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# 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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