

# \$899,000 - 1305 Warnall Avenue, Los Angeles

MLS® #25497877

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**\$899,000**

2 Bedroom, 1.00 Bathroom, 915 sqft

Residential on 0 Acres

N/A, Los Angeles,

Enticing cottage on a quiet street in the heart of Comstock Hills. A rare find for a creative soul who seeks a serene environment but also wishes to be close to all that a great city like Los Angeles has to offer. Two bedroom, one bath detached home with vintage details such as beautiful hardwood floors, moldings, built-in bookcases, and casement windows. A spacious living area expands into a library nook and dining area with pass thru to the kitchen. The bathroom features both a tub and separate shower. The galley kitchen is fitted out with a gas stove, tile countertops, and a door that leads to the garden with a sun-dappled deck and plenty of room for outside, pet-friendly living. The single-car garage has room for storage and a full-sized washer and dryer. There is also a windowed and ample attic space accessed from the garage. Award winning Fairburn Elementary School is nearby. The house belongs to a condo association of three cottages that form this micro community with minimal homeowners' charges (\$45 a month). Please come see this special offering: a surprising and undiscovered gem hiding in plain sight in a great neighborhood with multi-million dollar homes.



Built in 1942

## Essential Information

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Price	\$899,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	915
Acres	0.13
Year Built	1942
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Kathy Marshall
Listing Office	Coldwell Banker Realty

### Community Information

Address	1305 Warnall Avenue
Area	C05 - Westwood - Century City
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90024

### Amenities

Parking Spaces	1
Parking	Door-Single, Garage
Garages	Door-Single, Garage
View	None
Pool	None

### Interior

Interior	Wood
Appliances	Disposal, Dryer, Washer
Fireplaces	None
# of Stories	1
Stories	One

### Additional Information

Date Listed	February 12th, 2025
Days on Market	9

Zoning LARD1.5

Short Sale N

RE / Bank Owned N

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