

# \$1,295,000 - 1737 Nichols Canyon Road, Los Angeles

MLS® #25501461

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## \$1,295,000

2 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0 Acres

N/A, Los Angeles,

Nestled away from the street and screened by a canopy of tall pine trees, this charming 1925 California bungalow has been meticulously cared for by its owner for over four decades. Unlike the typical cookie-cutter homes, this residence boasts its own distinct character, with a style and history that set it apart. Every improvement made over the years has been thoughtfully chosen to preserve and enhance the home's unique character. Recent updates have also been made to ensure the home is as functional as it is charming, including foundation bolting, and the installation of a tankless water heater, among other mechanical upgrades. The expansive backyard is a true retreat, with a charming shed tucked away in the corner that perfectly echoes the home's Craftsman style. While currently serving as a tool and hobby space, it offers incredible potential as a home office, art studio, or anything your imagination desires. With ample space for a pool or even an ADU, the possibilities are truly limitless! OFFERS DUE MONDAY Mar 3rd by 5pm



Built in 1925

## Essential Information

MLS® #	25501461
Price	\$1,295,000
Bedrooms	2
Bathrooms	2.00

Full Baths	1
Square Footage	1,112
Acres	0.14
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Jane Schore
Listing Office	Coldwell Banker Realty

### **Community Information**

Address	1737 Nichols Canyon Road
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

### **Amenities**

Parking Spaces	1
Parking	Garage, Garage Door Opener
# of Garages	1
Garages	Garage, Garage Door Opener
View	None
Pool	None
Security	Smoke Detector(s)

### **Exterior**

Exterior	Clapboard
Lot Description	Back Yard, Lawn, Landscaped
Windows	Garden Window(s)
Construction	Clapboard

### **Interior**

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Attic, Crown Molding, Separate/Formal Dining Room, Walk-In Closet(s), Workshop
Appliances	Dishwasher, Gas Oven, Refrigerator, Disposal, Dryer, Washer

Heating	Central
Fireplace	Yes
Fireplaces	Living Room, Decorative
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	19
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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