

\$1,395,000 - 2243 Princeton Avenue, Los Angeles

MLS® #25501995

\$1,395,000

4 Bedroom, 2.00 Bathroom, 2,139 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Elysian Heights takes its name from Virgil's Aeneid. In the Aeneid, the Elysian Fields is depicted as a paradise reserved for the virtuous and heroic souls. Perched at the top of a hill at the corner of Princeton and Cerro Gordo stands this captivating two-story Spanish Duplex. With one entrance on Cerro Gordo and one on Princeton, the 2139-square-foot duplex is ready for your heroic touches to create your own Paradise in peaceful Elysian Heights. The upper unit, 2243 Princeton Avenue, is a bright sanctuary featuring two bedrooms, one bath, a charming breakfast room with built-ins, a kitchen boasting a 6-burner chef's stove, a laundry room, and a bonus room with panoramic views that will leave you breathless. The lower unit, 1560 Cerro Gordo, features two bedrooms and one bath with entrances in front and an exit onto the shared patio that offers views for miles and an original brick fireplace perfect for your legendary BBQs. There is a shared attached two-car garage on Cerro Gordo. The basement houses the furnace and water heater and can be used as a laundry room. The property is equipped with a solar energy system and is convenient to Downtown L.A., trendy Silver Lake, and Echo Park. The duplex would be ideal for housing two generations of a family, as a live-in one/lease the other, or as separate income property units. Recent updates, including new floors and fresh paint, have been completed. Inspection reports are available for review. While several repairs



have been made, buyers will likely wish to update the roof, electrical, furnace, and plumbing, have the foundation inspected, renovate the bathrooms and kitchens, and install a garage door. This is a probate listing and does not require court confirmation. Seller WILL NOT review offers from Buyers who have not toured the property. Seller, Broker, and Broker's agents do not represent or guarantee the accuracy of the square footage, bedroom/bathroom count, lot size or lot lines, permitted or unpermitted spaces, zoning, permits, etc. Buyer and Buyer's agents are advised to independently verify the accuracy of all info and to do their own due diligence.

Built in 1930

Essential Information

MLS® #	25501995
Price	\$1,395,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,139
Acres	0.13
Year Built	1930
Type	Residential Income
Style	Spanish
Status	Closed
Listing Agent	Patricia So
Listing Office	Compass

Community Information

Address	2243 Princeton Avenue
Area	C21 - Silver Lake - Echo Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90026

Amenities

Utilities	Overhead Utilities
Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage
View	City Lights, Hills, Mountain(s), Trees/Woods
Pool	None

Exterior

Lot Description	Front Yard, Rectangular Lot
Foundation	Raised

Interior

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s), Utility Room
Appliances	Disposal, Gas Oven, Refrigerator, Washer
Heating	Central
Fireplace	Yes
Fireplaces	Living Room, Den
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	February 23rd, 2025
Days on Market	16
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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