

# \$1,300,000 - 2768 Fyler Place, Los Angeles

MLS® #25510177

**\$1,300,000**

3 Bedroom, 3.00 Bathroom, 3,318 sqft

Residential on 0 Acres

N/A, Los Angeles,

Design Opportunity in Eagle Rock West's neighborhood on Fyler Place offers space, style, storage, and stunning views that will make your heart take flight. Nestled on a quiet, sun-drenched street where the breeze carries the scent of citrus and possibility, this 1982 retreat is more than a home-it's a canvas waiting for the right dreamer to bring it to life! Enter through double doors into a welcoming foyer that leads to a sunken formal living room with soaring ceilings. Split level stairs take you down to a stunning great room with handsome wood-beamed ceilings, and a brick fireplace and invites you to relax or entertain in style. The remodeled (2022) kitchen is primed for culinary adventures, while a private home office offers the perfect work-from-home setup. But the surprises don't stop there! A sprawling rumpus room awaits-ideal for a game room, studio, or your next creative endeavor. Enjoy a full bathroom perfect for guests, and storage-filled laundry room off the great room. Sliding glass dual-pane doors lead to a sprawling deck providing the perfect setting for morning coffee or sunset cocktails while soaking in the cityscape. Outside, a lush backyard oasis with citrus trees offers serenity and space to unwind. Three upper level bedrooms; featuring the most handsome primary retreat with a 2nd fireplace, balcony, and large bathroom with generous walk-in closet, all waiting for your modern touch. Two bedrooms flank a Jack & Jill bathroom, built in bookcases and large closets. A two-car garage



with attic, leased solar panels, and access to top-rated Delevan Drive Elementary, this home is brimming with potential! Bring your vision, your paintbrush, and your dreams! This is your chance to transform a one-of-a-kind property into your forever home. Don't miss out! Schedule your private tour today!

Built in 1982

## Essential Information

MLS® #	25510177
Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,318
Acres	0.12
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Emily Sinclair
Listing Office	ACME Real Estate

## Community Information

Address	2768 Fyler Place
Area	623 - Glassel Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

## Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage

View	City Lights, Panoramic
Pool	None

## Exterior

Exterior	Stucco
Windows	Double Pane Windows
Construction	Stucco

## Interior

Interior	Wood
Interior Features	Beamed Ceilings, Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative, Family Room, Raised Hearth
# of Stories	2
Stories	Multi/Split

## Additional Information

Date Listed	March 13th, 2025
Days on Market	2
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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