

\$1,899,000 - 12548 Brooklake Street, Los Angeles

MLS® #25515169

\$1,899,000

3 Bedroom, 2.00 Bathroom, 1,546 sqft
Residential on 0 Acres

N/A, Los Angeles,

Nestled in the heart of the Mar Vista neighborhood, this charming single-family residence offers a perfect blend of comfort and convenience. This upgraded home features 3 spacious bedrooms and 2 bathrooms, with approximately 1,546 sq. ft. of thoughtfully designed living space and a 5,700 sq. ft. lot, providing ample outdoor area. The stunning hardscaped front yard adds to the home's curb appeal, while the oversized front porch invites you to relax and enjoy the outdoor lifestyle. Built in 1947, the interior boasts a cozy living room with a traditional fireplace, ideal for gatherings. The large, remodeled open kitchen includes custom cabinetry, quartz countertops, and newer stainless-steel appliances, including an induction stove. The generously sized bedrooms are filled with natural light, and the entire house has been updated with new windows and doors. The primary bedroom features high ceilings, a walk-in closet, and a spa-like bathroom with a large Jacuzzi tub, a separate shower area, and dual vanities. The guest bathroom has also been recently upgraded. The spacious backyard is an entertainer's dream, complete with a large deck perfect for gatherings and a sunken hot tub for ultimate relaxation, enhancing the indoor-outdoor flow. The backyard is beautifully landscaped with mature greenery, including an amazing lemon tree, adding a touch of nature and tranquility. The outdoor kitchen area includes a BBQ, cooktop, dining space, storage, and a sink. The two-car



garage has been converted into a flexible space with large sliding doors, making it perfect for a detached gym, playroom, or home office, while also offering plenty of storage and a high, pitched ceiling. Additionally, the backyard features two large storage areas and a vegetable garden. For energy efficiency, the home is equipped with solar panels and a new roof installed two years ago, along with a new electric HVAC system, EV charger, and water heater. Located in Mar Vista, this home offers convenient access to local parks, schools, and a variety of dining and shopping options, including the newly anticipated Beethoven Market, just a short walk away. The quiet, secluded neighborhood's central location provides easy access to all of LA, from the beach to the mountains. Don't miss out on this amazing property!

Built in 1947

Essential Information

MLS® #	25515169
Price	\$1,899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,546
Acres	0.13
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Raymond A. Lyon
Listing Office	Compass

Community Information

Address	12548 Brooklake Street
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Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	None
Pool	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Dryer, Washer, Barbecue
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	April 2nd, 2025
Days on Market	7
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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