

# **\$1,449,000 - 3732 Beethoven Street, Los Angeles**

MLS® #25515369

**\$1,449,000**

2 Bedroom, 1.00 Bathroom, 806 sqft

Residential on 0 Acres

N/A, Los Angeles,

This charming 2-bedroom, 1-bath cottage on a fully fenced and gated 5,445 sq ft private lot provides an exceptional opportunity for expansion, updating, or new construction. This well-maintained 806 Sq ft home is nestled in the heart of a desirable and vibrant Mar Vista neighborhood. Up the street from popular Bluey's restaurant and down the street from the long-awaited Beethoven Market restaurant, just moments away from the Hive and Whole Foods. This convenient neighborhood is one of the best on the Westside. The home awaits your creativity, featuring hardwood floors, abundant natural light, and a dual split AC/Heat system for efficient heating and cooling. The kitchen boasts ample storage, new laminate flooring and includes a convenient laundry room. Both bedrooms are filled with natural light, and the bathroom is charmingly tiled with a tub/shower combo. The expansive backyard is complete with a spa and plenty of space for an ADU. More features include: Tankless water heater, electric front gate, 220-volt plug for charging electric vehicle, Insulated attic and access for additional storage, earthquake bolting, and alarm system. Enjoy the convenience of being close to top-rated schools, and wonderful shopping, all while being just moments away from Santa Monica and Venice beaches and the iconic Mar Vista Farmer's market. Experience the best of Mar Vista living in this exceptional location! Buyer is advised to independently verify the accuracy



of all information through personal inspection and with appropriate professionals to satisfy themselves.

Built in 1944

## Essential Information

MLS® #	25515369
Price	\$1,449,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	806
Acres	0.13
Year Built	1944
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Mimi Stevens-torp
Listing Office	Compass

## Community Information

Address	3732 Beethoven Street
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

## Amenities

Parking	Carport, Driveway
Garages	Carport, Driveway
View	None
Security	Gated Community

## Exterior

Lot Description	Back Yard, Front Yard, Yard
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## Interior

Interior	Laminate, Wood
Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Microwave, Refrigerator, Dryer, Washer
Cooling	Dual
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 24th, 2025
Days on Market	28
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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