

\$849,999 - 2701 Manitou Avenue, Los Angeles

MLS® #25519441

\$849,999

2 Bedroom, 2.00 Bathroom, 1,440 sqft
Residential on 0 Acres

N/A, Los Angeles,

Welcome to 2701 Manitou Ave, where the spirit of Lincoln Heights meets the promise of your next chapter. Imagine waking up to sunlight streaming through dual-pane windows, the gentle hum of the neighborhood just beginning as you sip your morning coffee in a cozy breakfast nook. Across the street, the newly renovated Lincoln Heights Park and Community Center beckon-perfect for weekend strolls, playdates, or spontaneous picnics under the California sky. Step inside and feel the sense of space: 1,440 square feet of thoughtfully updated living, all freshly painted and ready for your story to unfold. The heart of the home is its expansive, open kitchen-ideal for culinary adventures and late-night conversations. With a walk-in pantry and abundant counter space, every meal becomes an occasion, whether you're hosting friends or preparing a quiet dinner for two. Two spacious bedrooms offer restful retreats, each with access to beautifully appointed bathrooms. One features a classic claw-foot tub-imagine unwinding here after a long day-while the other boasts crisp subway and penny tile, blending timeless charm with modern touches. Every detail, from the new front and side doors to the refreshed railings and fencing, speaks to the care invested in this home. Beyond the walls, your private outdoor oasis awaits. Mature fruit trees-guava, grapefruit, mango, lime, fig, and navel orange-promise harvests for years to come, while the serene yard invites gatherings,



gardening, or quiet moments beneath the shade. Practical upgrades give peace of mind: a brand new cool permitted roof, rodent-proofed and insulated attic, and a recently tuned HVAC system. The basement, secured with storm-proof doors, offers extra storage or the perfect spot for a creative workspace-ready for your hobbies or future plans. Here, you're not just buying a home-you're joining a community. Walk to local favorites like The Heights Deli, Benny Boy Brewing, or Moo's Craft BBQ. Top-rated schools are nearby, and the Lincoln Heights Rec Center is just steps away, making it easy to grow, play, and connect. At 2701 Manitou Ave, every day feels like a new beginning. Picture your future here-morning walks in the park, laughter echoing through sunlit rooms, and the joy of a home that grows with you.

Built in 1905

Essential Information

MLS® #	25519441
Price	\$849,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	0.11
Year Built	1905
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Vinh Tran
Listing Office	Compass

Community Information

Address	2701 Manitou Avenue
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Area	677 - Lincoln Hts
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90031

Amenities

Parking Spaces	2
Parking	Driveway, Gated
Garages	Driveway, Gated
View	None
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Front Yard, Lawn, Yard
Windows	Double Pane Windows, Drapes
Construction	Stucco

Interior

Interior	Bamboo, Tile
Interior Features	Separate/Formal Dining Room, High Ceilings, Breakfast Area, Ceiling Fan(s), Eat-in Kitchen, Recessed Lighting
Appliances	Dishwasher, Disposal, Double Oven, Gas Cooktop, Range Hood, Vented Exhaust Fan
Heating	Central
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	May 16th, 2025
Days on Market	13
Zoning	LARD2

Short Sale N

RE / Bank Owned N

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