

# \$10,000 - 2746 Belden Drive, Los Angeles

MLS® #25520913

**\$10,000**

3 Bedroom, 4.00 Bathroom, 2,612 sqft

Residential Lease on 0 Acres

Beachwood Canyon, Los Angeles,

Offering 2,612 square feet of refined living space, this property includes a 3-bedroom, 2.5-bathroom main home and a thoughtfully designed newer construction ADU above the garage. Complete with a kitchenette, full bath, and custom Murphy bed, the ADU serves as an ideal space for guests, a home office, or a private getaway. Step inside the main house to discover exquisite hardwood floors, period details, and stunning stained-glass accents.

The sunken living room, crowned with 11-foot ceilings, is centered around a charming fireplace, while the adjacent formal dining room opens through French doors to a spectacular outdoor space designed for entertaining. The chef's kitchen is a true entertainer's delight, featuring a Viking 6-burner range with griddle, Viking refrigerator, Calcutta marble countertops, and a lovely breakfast nook perfect for slow mornings and lively conversations. Downstairs, two flexible spaces offer endless possibilities: a gym or playroom and a separate den/office with its own custom Murphy bed. Outside, an inviting private sanctuary awaits complete with an outdoor fireplace, a 36" Coyote grill at the drink station, and a whimsical treehouse that adds a touch of magic to the lush backyard. Set in a prime Beachwood Canyon location, this home provides the perfect balance of tranquility and accessibility, just moments from scenic hiking trails, Beachwood Caf, and Beachwood Market. Additional conveniences include covered parking with a 220V outlet for



EV charging, a second driveway space, and ample guest parking behind the home on the street-to-street lot. Available unfurnished, with the ADU included. Pet-friendly because every home should welcome a woof and a meow!

Built in 1926

## Essential Information

MLS® #	25520913
Price	\$10,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,612
Acres	0.17
Year Built	1926
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Monique Carrabba
Listing Office	Compass

## Community Information

Address	2746 Belden Drive
Area	C30 - Hollywood Hills East
Subdivision	Beachwood Canyon
City	Los Angeles
County	Los Angeles
Zip Code	90068

## Amenities

Utilities	Gardener
Parking Spaces	2
Parking	Door-Single, Driveway, Garage
# of Garages	1
Garages	Door-Single, Driveway, Garage
View	Canyon

Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Windows	Double Pane Windows, Drapes, French/Mullioned, Stained Glass
Roof	Tile
Construction	Stucco
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Eat-in Kitchen, High Ceilings
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer, Barbecue
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 3rd, 2025
Days on Market	27
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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