

\$1,749,500 - 1275 Sycamore Avenue, Los Angeles

MLS® #25522639

\$1,749,500

3 Bedroom, 3.00 Bathroom, 1,705 sqft
Residential on 0 Acres

N/A, Los Angeles,

Presenting an incredibly charming Mid-Wilshire Spanish, set back from the street behind mature drought-tolerant landscaping, complete with a guest house with separate entrance. Visitors are greeted by a terra cotta pathway leading to a delightful blue courtyard gate which encloses the front patio. Here, a respite in a green space is provided, unified close to nature while just a stone's throw from the city. Inside, wide-plank floors greet you and flow throughout the open floor plan. The living room includes a large picture window and sloped ceilings typical of this beloved style. Through a curved archway, discover a remodeled kitchen with open shelving, bright white cabinetry, elegant backsplash, and breakfast bar adjacent to the dining room. The primary bedroom features beautiful floral pastels and an en-suite bathroom with dual-sink vanity, clerestory window, and separate shower and tub. The secondary bedroom and bathroom are also updated and light-filled. Relax and dine al-fresco in the enchanting rear patio, located just off the kitchen for convenience and lined with a thoughtful selection of cacti aside a lemon tree. A separate side entry leads to the guest house, perfect for housing family and friends or for generating additional passive income. This second freestanding home includes a living room, a dining area set aside French doors that open to the backyard, and a kitchen with butcher-block prep counter, copious cabinetry, and stainless-steel appliances. An



updated bathroom includes a shower, a bedroom serves as the perfect retreat, and an office allows for work, study, or play against a serene backdrop. On the rooftop, enjoy evening dinner parties beneath the pergola or gather for conversation under California skies. The rear grounds also include plenty of grass to roam and an organic vegetable garden. To please the most discerning chef, there are also herbs and eleven fruit-producing trees (lemon, lime, yuzu, fig, Japanese tangerine, persimmon, apple, orange, kefir lime, and pomegranate). Upgrades include, but are not limited to, canned lighting, upgraded electrical, new windows, new hvac system, new hardscaping, tankless water heater, and washer/dryer combo in both the main home and guest house. With close proximity to Museum Row's many world-famous museums, including LACMA, the La Brea Tar Pits, and the newer Academy Museum of Motion Pictures, life here is always rich in cultural influence, creative expression, and historical significance. As part of its efforts to extend the D Line (purple), Metro will soon open the nearby Wilshire/La Brea Station, expected to be completed later this year, which connects Mid-Wilshire to downtown and the rest of the city, ultimately leading through Beverly Hills to Westwood/UCLA. This ideal central location is also mere moments to medical centers, The Grove, Larchmont Village, West Adams, Culver City, Century City, and more. Due to the planning of this close-knit neighborhood, residents here enjoy less traffic in a non-through section of Sycamore Avenue. Welcome home!

Built in 1924

Essential Information

MLS® #	25522639
Price	\$1,749,500

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,705
Acres	0.15
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Sally Forster Jones
Listing Office	Compass

Community Information

Address	1275 Sycamore Avenue
Area	C19 - Beverly Center-Miracle Mile
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90019

Amenities

Parking Spaces	2
Parking	Driveway, On Street
Garages	Driveway, On Street
View	None
Pool	None

Interior

Interior	Laminate, Tile, Wood
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Floor Furnace
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	April 23rd, 2025
Days on Market	13

Zoning LAR2

Short Sale N

RE / Bank Owned N

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