

# \$690,000 - 1307 Pleasant Avenue, Los Angeles

MLS® #25524535

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## \$690,000

2 Bedroom, 1.00 Bathroom, 1,324 sqft

Residential on 0 Acres

N/A, Los Angeles,

Explore the possibilities with this charming Boyle Heights SFR with city views and ample parking Zoned LARD 1.5 on a 6,756 lot in the historic Mount Pleasant tract. This property is ideal for an end-user buyer to make her shine once again or possibly even a developer/flipper to utilize the large lot to maximize the ADU/Add-on potential. High ceilings, hardwood floors, office nook, updated large kitchen area with recessed lights, new cabinets, and granite countertops. There is also a basement and a two-car covered garage that give this home excellent storage as well. Conveniently located near the Metro Gold Line, Mariachi Plaza, USC Health Science Campus, Adventist Health Hospital, Hollenbeck Park, Prospect Park, Cal State University, Arts District, and Little Tokyo. Close access to the 5, 10, 60, and 101 freeways.



Built in 1911

## Essential Information

MLS® #	25524535
Price	\$690,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,324
Acres	0.16
Year Built	1911
Type	Residential

Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Peter F Gragnani
Listing Office	Gragnani Real Estate

## Community Information

Address	1307 Pleasant Avenue
Area	BOYH - Boyle Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90033

## Amenities

Parking Spaces	8
Parking	Driveway
Garages	Driveway
View	City Lights
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars

## Exterior

Lot Description	Value In Land
Roof	Composition, Shingle

## Interior

Interior	Carpet, Tile, Wood
Appliances	Dryer, Washer
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	May 1st, 2025
Zoning	LARD1.5

Short Sale                      N

RE / Bank Owned        N

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