

# \$1,749,000 - 1974 Crescent Heights Boulevard, Los Angeles

MLS® #25528405

**\$1,749,000**

5 Bedroom, 4.00 Bathroom, 2,639 sqft

Residential on 0 Acres

N/A, Los Angeles,

Currently one of the best square footage values in the neighborhood. This Exquisite 1942 East Coast Traditional style home is located on a large prime corner lot in the much sought-after Faircrest Heights neighborhood of Beverlywood. Fully hedged & gated for privacy & security. Featuring a total of 5 large Bedrooms + 4 Bathrooms, including the detached ADU.. Classic Red Front Door. Formal entry. Large living room with fireplace, custom cabinetry, built-in bookcases, and a walk-in boxed picture window overlooking a private front yard. Large newly remodeled Chef's gourmet kitchen with center island, marble counter tops, breakfast bar, and top-of-the-line appliances. Spacious formal dining room. Main floor primary suite has its own entrance foyer, high ceilings, built-in cabinetry & dresser, large walk-in closet, and French doors overlooking a beautiful covered terrace and private rear yard. Luxurious primary bath features dual sinks, loads of custom cabinetry, spa tub, separate shower, and private water closet with toilet & bidet. Front bedroom with built-in bookcases & dressers can be used as an office, study, or library. Middle bedroom has two walk-in closets. Large upstairs bedroom can serve as a junior primary suite, family room, or den. It has a walk-in closet large enough to be used as a small office. Private rear yard with covered porch and BBQ. Recently constructed ADU with its own separate address and entrance. It includes three



distinct yard areas and is completely separate from the main residence. The interior features formal entry, living room/bedroom combo, full kitchen, bath, ample closet space, and sliding doors overlooking its own private yard with fire pit. The property includes an alarm/security panel, smart lighting, av equipment. Centrally located and minutes to the 10 Santa Monica Freeway, Metro-Rail- Subway, Culver City, Beverly Hills, West Hollywood, Beverly Center, The Grove, LAX, and so much more. NOTE: HOUSE SQ. FT.: 2,297 + ADU SQ. FT.: 342 = 2,639 LIVABLE SQ. FT. Broker and broker's agents do not represent or guarantee the accuracy of the square footage, bedroom/bathroom count, lot size/dimensions, permitted or un-permitted spaces, schools or school requirements, public records and MLS information, or any other information concerning the conditions or features of the property or what can or cannot be developed on the property. Buyer is strongly advised to independently verify the accuracy of all information through personal and detailed inspections and with appropriate professionals to satisfy themselves and rely only on that information. Berkshire Hathaway HomeServices California Properties (BHHSCP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHSCP do not guarantee accuracy of all data including measurements, conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information.

Built in 1942

## Essential Information

MLS® #	25528405
Price	\$1,749,000

Bedrooms	5
Bathrooms	4.00
Full Baths	2
Square Footage	2,639
Acres	0.16
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Rick Chimienti
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	1974 Crescent Heights Boulevard
Area	C09 - Beverlywood Vicinity
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

## Amenities

Utilities	Overhead Utilities
Parking	On Street, Public
Garages	On Street, Public
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community

## Exterior

Exterior	Stucco
Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Yard, Front Yard, Yard, Corners Marked, Lawn, Rectangular Lot, Secluded
Windows	Bay Window(s), Custom Covering(s), Drapes, French/Mullioned, Garden Window(s), Screens
Roof	Composition, Shingle, Shake
Construction	Stucco
Foundation	Combination, Quake Bracing, Raised

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Recessed Lighting, Storage, Coffered Ceiling(s)
Appliances	Double Oven, Disposal, Gas Oven, Microwave, Refrigerator, Range Hood, Barbecue, Built-In, Oven, Range, Self Cleaning Oven
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room, Wood Burning
# of Stories	1
Stories	Two, Multi/Split

## Additional Information

Date Listed	May 1st, 2025
Days on Market	20
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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