

# \$1,499,000 - 1307 Hauser Boulevard, Los Angeles

MLS® #25540463

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## \$1,499,000

2 Bedroom, 2.00 Bathroom, 1,358 sqft  
Residential on 0 Acres

N/A, Los Angeles,

This beautiful tudor in Wilshire Vista has been lovingly updated over the years with true artistic intention. Entering this bright and airy home you are welcomed by a sizable living room with bonus area near the picture window, perfect for a reading nook. The barrel ceiling, archways, original hardwood flooring, and wood burning fireplace add to the calming energy of this lovely space. A generous dining room connects to a thoughtfully reimagined kitchen, fully renovated in 2025. Kitchen highlights include custom solid continuous horizontal grain black walnut lower cabinets, Quartz countertops, new fixtures, and appliances. A long expanded hallway, featuring recessed archways with custom shelving, drawers, and a black walnut backsplash, leads you to the well appointed guest bedroom and full bath. The expansive primary suite is equipped with an ensuite bathroom, walk-in closet, and French door access to the exterior patio where you will find plenty of space for outdoor lounging. The driveway has room for 3 cars in addition to the 2 car garage which could become an ADU conversion, as the property is zoned R2. Some notable upgrades include roofing, sewer line repair and sleeving, new HVAC ducting, upgraded 200 amp electrical panel, Santa Barbara smooth coating over stucco, drought resistant hardscaping, a walled front, and highly artistic property gates. Located minutes to Matter Studio Gallery and Perrotin Gallery and delicious eateries including Bloom Cafe,



Paper or Plastik, and more! Call today to schedule your showing!!

Built in 1926

**Essential Information**

MLS® #	25540463
Price	\$1,499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,358
Acres	0.11
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Style	Tudor
Status	Closed
Listing Agent	Marikka Dargel Johnson
Listing Office	Century 21 On Target

**Community Information**

Address	1307 Hauser Boulevard
Area	C19 - Beverly Center-Miracle Mile
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90019

**Amenities**

Parking Spaces	2
Parking	Concrete, Door-Multi, Garage, Gated
Garages	Concrete, Door-Multi, Garage, Gated
View	None
Pool	None
Security	Gated Community, Security Gate

**Interior**

Interior	Wood
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Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer
Heating	Central
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	106
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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