

\$1,100,000 - 5264 Live Oak View Avenue, Los Angeles

MLS® #25547217

\$1,100,000

2 Bedroom, 1.00 Bathroom, 1,357 sqft
Residential on 0 Acres

N/A, Los Angeles,

There's something quietly magnetic about this corner of Eagle Rock. Maybe it's the tree-lined streets where jacarandas bloom in bursts of violet each spring, or the way the homes seem to carry their history with grace. This one, measuring over 1350 square feet, offers more room to live, think, and create than most two-bedroom homes in the neighborhood and it wears its character well. This is a home for people who notice the details. The archways that guide you gently from room to room. The original oak floors that ground the space with warmth. The vaulted wood-beamed ceiling in the living room, where a Batchelder fireplace with a substantial wood mantle becomes the natural heart of the home. There's space here to live at your own pace. Mornings in the breakfast room with a fresh pour-over and a few quiet pages. Sunsets from the living room. Evenings in the formal dining room, where candlelight and conversation feel equally at home. One of the bedrooms opens to an oversized bonus area, a flexible space perfect for a home office, a reading lounge, or a hybrid creative zone just for you. Out back, a wide wooden deck invites long dinners and small gatherings, framed by a grassy yard and tall hedges that offer both greenery and privacy. A detached garage adds practical flexibility, whether for parking, storage, or future plans. The home has been impeccably cared for, with a new roof, new central HVAC, whole-house water filtration system, new appliances, and earthquake bolting all quietly supporting the



experience without distracting from what matters most: the architectural charm and soul that take center stage. And then, of course, there's the location: minutes to Unincorporated Coffee Roasters, Little Beast, Milkfarm, and Four Cafe. Close to the 134 for quick access across the city, yet surprisingly insulated from the hum of it. And situated within the boundary of Eagle Rock Elementary, one of the most coveted public schools in Los Angeles. When you visit you will see, this isn't just a place to live, it's a place to land, to create, to stay awhile. Offers due 7/14 at noon.

Built in 1930

Essential Information

MLS® #	25547217
Price	\$1,100,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,357
Acres	0.13
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Charlotte Blake
Listing Office	Keller Williams Larchmont

Community Information

Address	5264 Live Oak View Avenue
Area	618 - Eagle Rock
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90041

Amenities

Parking Spaces	1
Parking	Garage
# of Garages	1
Garages	Garage
View	Peek-A-Boo
Pool	None

Exterior

Lot Description	Lawn
Foundation	Raised

Interior

Interior	Wood
Interior Features	High Ceilings, Storage, Cathedral Ceiling(s)
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Dryer, Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 2nd, 2025
Days on Market	14
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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