

\$1,199,000 - 3223 Hollydale Drive # 3223, Los Angeles

MLS® #25560755

\$1,199,000

4 Bedroom, 2.00 Bathroom, 1,175 sqft

Residential on 0 Acres

N/A, Los Angeles,

Tucked behind an automatic gate in red-hot Atwater Village just one block from the scenic L.A. River path, this remarkable property offers two charming and thoughtfully renovated 2 bed, 1 bath homes both vacant and ready to move-in and appreciate the unique character they offer. Each residence features private fenced grounds for true separation, stylish finishes, and all-new systems including HVAC, plumbing, electrical, floors, paint, and roofing for turnkey peace of mind. The kitchens and baths are new, beautiful and fully equipped. There are also inside stackable washer-dryer setups in both homes. The yards feature water saving low-maintenance landscaping that still provides a lush sanctuary space. The back house has a very large covered patio that adds to an indoor/outdoor living space that is just peaceful to be in. On-site parking set up for three cars behind the gate. Live in one and rent the other to offset the mortgage, or create a perfect setup for extended family, guests, or a dedicated live/work space. This is a smart investment and a lifestyle rolled into one. With Atwater's beloved restaurants, shops, and Sunday farmers market nearby and connected to Frogtown's eclectic cafes and art spaces via the scenic L.A. River path this is a true lifestyle property in one of L.A.'s most vibrant neighborhoods. A rare opportunity for owner-users seeking flexibility, privacy, and long-term financial stability.



Built in 1953

Essential Information

MLS® #	25560755
Price	\$1,199,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,175
Acres	0.11
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Tom Sardo
Listing Office	The ONE Luxury Properties

Community Information

Address	3223 Hollydale Drive # 3223
Area	606 - Atwater
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90039

Amenities

Parking Spaces	3
Parking	Carport, Driveway, Electric Gate
Garages	Carport, Driveway, Electric Gate
View	None
Pool	None

Exterior

Exterior	Stucco, Wood Siding
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Windows	Double Pane Windows
Construction	Stucco, Wood Siding
Foundation	Slab

Interior

Interior	Tile
Interior Features	Beamed Ceilings, Cathedral Ceiling(s), Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Range Hood
Heating	Electric, Zoned
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 3rd, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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