

# \$1,525,000 - 2434 Cazaux Place, Los Angeles

MLS® #25571313

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**\$1,525,000**

3 Bedroom, 2.00 Bathroom, 1,459 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome to 1940s Los Feliz charm, reimagined for modern living! Tucked away on a quiet cul-de-sac in the coveted Oaks neighborhood, this updated Colonial-style home offers a rare blend of privacy, history, and access to nature. Surrounded by mature trees and greenery, it's a peaceful retreat in the heart of the city. An expansive, inviting front porch overlooks the neighborhood below and sets the tone for what's inside. The home features hardwood floors throughout, a wood-burning fireplace, and a striking bay window that fills the living room with natural light. A spacious formal dining room flows into a remodeled kitchen, ideal for gatherings and everyday living. The primary bathroom retains its original vintage tilework, a nod to the home's enduring character. Outdoor living shines with a large deck for relaxing or entertaining and a stunning observation deck perched atop the hillside perfect for taking in views of Los Feliz and the surrounding hills. The downstairs third bedroom includes a separate entrance, creating a great opportunity for an ADU or private guest suite. Storage is plentiful with generous closet space, a tall two-car garage, an attic, and a crawl space ideal for a wine cellar. All this just blocks from Griffith Park and the shops and restaurants of Franklin Village.

Built in 1940

## Essential Information



MLS® #	25571313
Price	\$1,525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,459
Acres	0.13
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed
Listing Agent	Michael Maloney
Listing Office	LPT Realty, Inc

### Community Information

Address	2434 Cazaux Place
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

### Amenities

Parking Spaces	2
View	Hills, Trees/Woods
Pool	None

### Interior

Interior	Wood
Appliances	Dishwasher, Disposal, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Two

### Additional Information

Date Listed	July 29th, 2025
Days on Market	10
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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