

\$1,498,000 - 955 W Avenue 37, Los Angeles

MLS® #25572457

\$1,498,000

2 Bedroom, 2.00 Bathroom, 1,798 sqft

Residential on 0 Acres

N/A, Los Angeles,

Seller is motivated to close this as soon as possible. Property to be sold "AS IS": please ask for reports on file prior to writing an offer. This enchanting Spanish retreat is sited at the top of Mt. Washington in a verdant park-like yard. Open the front gate and be greeted by the soothing sound of a gurgling fountain that transports you out of the city and into a serene haven. The open living area fuses the living and dining room with a spacious kitchen that has professional grade appliances, a center aisle and artisan tiles all looking out to the abundance of nature. Relax on the sun porch and enjoy your favorite book while you float in the greenery or hang out on the upper deck where you can dine al-fresco. If you choose to sleep upstairs there is an en suite bath with designer accents, double sinks and a soaking tub perfectly situated to savor the lush views. Step downstairs to the primary suite with French doors leading out to the yard. Escape to the enormous en suite bath with a vibrant colorful palette featuring black pebble stone, a claw foot tub and a separate stall shower. Just when you thought it couldn't get any better take a stroll outside and you'll see that we saved the best for last. Prepare to be wowed by well over a quarter of an acre in your own private park! Flat grassy expanses, tranquil patios with fountains, mature fruit trees and towering palms are just the beginning. You can gaze at spectacular canyon views or simply sit back and enjoy exceptional birdwatching and outdoor California living on



an expansive deck. A rare opportunity to go on vacation every time you walk through your front door!

Built in 1927

Essential Information

MLS® #	25572457
Price	\$1,498,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,798
Acres	0.29
Year Built	1927
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Dan Mancinelli
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	955 W Avenue 37
Area	680 - Mount Washington
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

Amenities

Parking Spaces	2
Parking	Garage, Door-Multi
# of Garages	2
Garages	Garage, Door-Multi
View	Hills, Mountain(s), Trees/Woods, Canyon, Park/Greenbelt

Exterior

Lot Description	Front Yard, Back Yard, Lawn, Secluded
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Roof Rolled/Hot Mop

Interior

Interior	Wood, Stone
Interior Features	Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Disposal
Heating	Central
Fireplaces	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	July 31st, 2025
Days on Market	104
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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