

# **\$1,295,000 - 640 Sweetzer Avenue # 8, Los Angeles**

MLS® #25572915

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**\$1,295,000**

2 Bedroom, 3.00 Bathroom, 1,734 sqft

Residential on 0 Acres

N/A, Los Angeles,

This stylish 2-bedroom, 2.5-bathroom Spanish-style townhome is ideally located in an intimate building just off Melrose Avenue in the heart of West Hollywood. Thoughtfully designed with warmth and character, the home begins with a formal entryway that leads into a spacious living room, dining area, and open galley kitchen. The entryway and hallway are graced with classic Saltillo tile floors, while elegant archways and abundant natural light add to the home's inviting charm. The custom kitchen offers stainless steel appliances, granite countertops, and ample cabinetry, while a convenient powder room serves guests on the main level. Upstairs, the expansive primary suite offers a true retreat with a cozy fireplace, sitting area, walk-in closet, and a luxurious en-suite bath featuring a soaking tub and separate shower. The second bedroom also enjoys an en-suite bathroom and two closets, making it ideal as a guest suite, home office, or flexible living space. On the lowest level, you'll find a private, shaded patio, perfect for outdoor lounging as well as a full-size laundry room with extra storage and direct access to your private, side-by-side two-car garage. Additional features include central heating and air conditioning and a prime location just blocks from Melrose's best dining, shopping, and entertainment options. Plus, you're in close proximity to both The Grove and the Sunset Strip, putting you in the heart of it all. This is West Hollywood living at its finest: timeless charm, modern convenience,



and an unbeatable location.

Built in 1999

**Essential Information**

MLS® #	25572915
Price	\$1,295,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,734
Acres	0.38
Year Built	1999
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Lauren Ravitz
Listing Office	Berkshire Hathaway HomeServices California Properties

**Community Information**

Address	640 Sweetzer Avenue # 8
Area	C10 - West Hollywood Vicinity
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90048

**Amenities**

Amenities	Controlled Access
Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage, Private
Garages	Door-Multi, Direct Access, Garage, Private
View	None
Pool	None
Security	Security Gate, Gated Community, Key Card Entry

**Interior**

Interior	Tile, Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative
# of Stories	3
Stories	Three Or More

### **Additional Information**

Date Listed	August 4th, 2025
Days on Market	45
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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