

# \$1,049,000 - 1117 Avenue 64, Los Angeles

MLS® #25577473

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**\$1,049,000**

2 Bedroom, 1.00 Bathroom, 1,121 sqft

Residential on 0 Acres

N/A, Los Angeles,

A cherished Garvanza Tudor bungalow with roots stretching back to 1926, this Rex D. Weston, Bungalowcraft Co. design blends history, charm, and the everyday rhythm of the city in perfect balance. The soft hum of birdsong and the distant bells of the Church of the Angels - a reminder that this is a place with a past and very much a present. It's the kind of home where mornings begin slowly, light filtering through leaded glass, and evenings stretch out in the backyard under open sky, cooled off by a dip in the cowboy pool at the top of the hill. Original hardwood floors run throughout, holding the warmth of a thousand quiet steps. The built-ins aren't just functional; they tell a story, cradle books, and hold memories. The kitchen, a timeless simplicity - functional, familiar, vintage detailing from the original cabinetry with cold closet/ice box intact, Douglas fir floors, and a classic Wedgewood stove. Two bright and comfortable bedrooms, one bathroom preserved with care to keep true to the home's original spirit, and a detached garage with room for reinvention, whether as a studio, workshop, or simply a place to store all the things that make a house a home. Beyond the walls, the backyard opens up in tiers, planted with natives and designed for calm. There are nooks to sit, to read, to gather. And just when the sun hits right, the city hum fades, leaving a moment that feels personal, still, and complete. For those looking to honor the home's storied past, there's potential to qualify



for the Mills Act, bringing both preservation and long-term tax benefits. This is a home with soul and presence, ready to be lived in, loved, and woven into someone else's story

Built in 1926

**Essential Information**

MLS® #	25577473
Price	\$1,049,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,121
Acres	0.15
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Style	Tudor
Status	Closed
Listing Agent	Francine Biton
Listing Office	Real Broker

**Community Information**

Address	1117 Avenue 64
Area	632 - Highland Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90042

**Amenities**

Parking Spaces	2
Parking	Concrete, Door-Single, Garage
# of Garages	1
Garages	Concrete, Door-Single, Garage
View	City Lights, Hills
Has Pool	Yes
Pool	Above Ground, See Remarks

## Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Windows	Stained Glass
Roof	Composition, Shingle
Construction	Stucco
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Area, Cathedral Ceiling(s), High Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Range, Oven, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	August 14th, 2025
Days on Market	14
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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