

# \$1,299,000 - 429 Beech Street, Los Angeles

MLS® #25594791

**\$1,299,000**

3 Bedroom, 3.00 Bathroom, 1,824 sqft

Residential on 0 Acres

N/A, Los Angeles,

Perched in the hills of Mt. Washington, this modern residence offers a serene retreat with sweeping hillside views and effortless access to Downtown LA, Highland Park, and Pasadena. The light-filled upper level is designed for gathering, with an open floor plan that seamlessly connects the kitchen, dining, and living areas. Sliding doors open to a balcony, perfect for enjoying morning coffee or evening sunsets. The family room is a perfect bonus space for a TV room, office or playroom. Downstairs, you'll find all three bedrooms, including a spacious primary suite with a walk-in closet, an updated bath with a tub and shower. Outdoor spaces are thoughtfully landscaped and terraced, offering multiple areas to dine, relax, and entertain. The front patio is ideal for al fresco meals, and the two backyard terraces provide room for gardening, lounging, or simply taking in the hillside scenery. A dedicated laundry area adds convenience, while the attached two-car garage complete with a Tesla charger supports modern living. From this quiet setting, you're moments away from Highland Park's vibrant dining and nightlife, hiking trails in Debs Park, and neighborhood favorites like Loquat Coffee and Taqueria Frontera in nearby Cypress Park.



Built in 2016

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25594791                |
| Price          | \$1,299,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 1,824                   |
| Acres          | 0.08                    |
| Year Built     | 2016                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Closed                  |
| Listing Agent  | Matthew Morgus          |
| Listing Office | Compass                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 429 Beech Street       |
| Area        | 680 - Mount Washington |
| Subdivision | N/A                    |
| City        | Los Angeles            |
| County      | Los Angeles            |
| Zip Code    | 90065                  |

## Amenities

|                |                    |
|----------------|--------------------|
| Parking Spaces | 2                  |
| Parking        | Door-Multi, Garage |
| # of Garages   | 2                  |
| Garages        | Door-Multi, Garage |
| View           | Hills, Trees/Woods |
| Pool           | None               |

## Interior

|            |                          |
|------------|--------------------------|
| Interior   | Wood                     |
| Appliances | Dishwasher, Refrigerator |
| Heating    | Central                  |
| Cooling    | Central Air              |
| Fireplaces | None                     |
| Stories    | Multi/Split              |

## Additional Information

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 19th, 2025 |
| Days on Market  | 47                   |
| Zoning          | LAR1                 |
| Short Sale      | N                    |
| RE / Bank Owned | N                    |

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