

# **\$699,000 - 2815 Southwest Drive, Los Angeles**

MLS® #25613287

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## **\$699,000**

2 Bedroom, 1.00 Bathroom, 2,765 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Tremendous Live/Work opportunity in heart of Hyde Park, adjacent to the 5.5 mile Rail-to-Rail path. A \$143 Million project investment into the community, which triggered favorable and flexible zoning with more density allowed. This offering features a wood-frame stucco house on a raised foundation situated on a 4,805 square foot lot. The single-family house is approximately 1,085 square feet with two bedrooms and one full bathroom, with a bonus room for a potentially a third bedroom. The house features a spacious living with a semi open layout to a large kitchen area. It also has ADU potential of converting existing rear garage into an ADU while keeping the warehouse component. It has a new 200 AMP electrical panel, newer double pane windows, roof, plumbing, upgraded plumbing, kitchen cabinets, furnace, water heater, washer/dryer hook ups, and driveway which could park up to 4 vehicles. The property is completely fenced and gated, it also includes a yard behind the garage. There is a massive garage component attached the single-family home. A Buyer could purchase these structures with a first time Buyer residential loan, with fixed financing and a low-down payment.



Built in 1923

## **Essential Information**

MLS® #	25613287
Price	\$699,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,765
Acres	0.11
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Juan Jay Martinez
Listing Office	Kidder Mathews of California, Inc.

## Community Information

Address	2815 Southwest Drive
Area	PHHT - Park Hills Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90043

## Amenities

Utilities	Overhead Utilities
Parking Spaces	3
Parking	Concrete, Garage, Tandem
Garages	Concrete, Garage, Tandem
Pool	None
Security	Gated Community

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	Back Yard, Front Yard, Rectangular Lot, No Landscaping, Value In Land
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Stucco, Wood Siding
Foundation	Raised

## Interior

Interior	Vinyl
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Interior Features	Ceiling Fan(s), Eat-in Kitchen
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	October 31st, 2025
Days on Market	23
Zoning	CM-1LD-CPIO
Short Sale	N
RE / Bank Owned	N

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