

# \$598,000 - 1523 Pleasant Avenue, Los Angeles

MLS® #CV25014841

**\$598,000**

4 Bedroom, 1.00 Bathroom, 1,344 sqft

Residential on 0 Acres

N/A, Los Angeles,

Discover the Potential at 1523 Pleasant Ave in Boyle Heights! Nestled in the heart of the vibrant and up-and-coming Boyle Heights neighborhood, this charming turn-of-the-century single-family home offers a fantastic opportunity for both homeowners and investors. Featuring 4 spacious bedrooms, 1 bath, a cozy dining area, and a roomy kitchen with a convenient indoor laundry room, this 1,344 sq ft home sits on a generous 5,076 sq ft lot — with the lot size feeling even larger, offering endless possibilities. While the home could use some TLC, it boasts incredible development potential, thanks to its LARD1.5 zoning. Whether you're looking to renovate and create your dream home or capitalize on the growing demand in this thriving area, this property offers boundless possibilities. Location is key, and this home delivers — just minutes from Downtown LA, with an abundance of dining, shopping, and entertainment options at your doorstep. Plus, you'll be within a short drive to Roosevelt High School, making this an ideal spot for families. This is an investment opportunity you won't want to miss — act fast, as homes in this dynamic neighborhood are in high demand!



Built in 1923

## Essential Information

MLS® #	CV25014841
Price	\$598,000

Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,344
Acres	0.12
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	George Cordova
Listing Office	EXP REALTY OF CALIFORNIA INC

## Community Information

Address	1523 Pleasant Avenue
Area	BOYH - Boyle Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90033

## Amenities

Parking	On Street, None
Garages	On Street, None
View	City Lights, Neighborhood, Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Shingle

## Interior

Interior	Carpet
Interior Features	Ceiling Fan(s), All Bedrooms Down
Appliances	SixBurnerStove
Heating	Floor Furnace
Cooling	None
Fireplaces	None
# of Stories	1

Stories One

## School Information

District Los Angeles Unified  
High Roosevelt

## Additional Information

Date Listed January 22nd, 2025  
Days on Market 7  
Zoning LARD1.5  
Short Sale N  
RE / Bank Owned N

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