

\$950,000 - 585 Avenue 46, Los Angeles

MLS® #CV25144106

\$950,000

2 Bedroom, 2.00 Bathroom, 1,485 sqft

Residential on 0 Acres

N/A, Los Angeles,

BREATHTAKING VIEWS OF LOS ANGELES!

Including VIEWS of Downtown LA and Catalina Island!

Welcome to this 2-bedroom, 2-bathroom home with an additional office, perched in the hills of Mt. Washington! Built in 1940 by the original family and on the market for the first time ever, this property is full of vintage charm and untapped potential.

The living room offers a cozy fireplace and a seating area framed by a large picture window, perfect for soaking in the city views. Updated flooring runs through much of the upstairs, and much of the interior has been freshly primed and is ready for your personal color palette.

A formal dining room is perfect for your next gathering. It sits just off the original kitchen, and although functional, it is ready for a full update to match your style. One bedroom is located upstairs near a full bathroom, while the second bedroom is downstairs with its own separate entrance and access from inside the home. This could be used for multiple uses, including as a rental or giving someone extra privacy. Both bedrooms feature built-in shelving. A reinforced and spacious balcony spans the length of the home's rear, just one of several places to enjoy outdoor living. Downstairs also includes a laundry room with dual sinks and a second bathroom that's ready for an overhaul, however, some plumbing upgrades have already been



completed.

This is a rare opportunity to create something special in one of LA's most sought-after hillside neighborhoods. Bring your vision (and your toolbox) to restore and reimagine this classic Mt. Washington gem.

Built in 1940

Essential Information

MLS® #	CV25144106
Price	\$950,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,485
Acres	0.14
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Andrew Mendez
Listing Office	CENTURY 21 CITRUS REALTY INC

Community Information

Address	585 Avenue 46
Area	680 - Mount Washington
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

Amenities

Parking Spaces	1
# of Garages	1
View	City Lights, Hills, Mountain(s), Panoramic
Pool	None

Exterior

Lot Description Front Yard, Rectangular Lot, Yard

Interior

Interior Features	Bedroom on Main Level, Entrance Foyer
Heating	Central
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Wood Burning, Gas
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
High	Woodrow Wilson

Additional Information

Date Listed	June 26th, 2025
Days on Market	17
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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