

\$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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