

# **\$2,450,000 - 618 49th Street, Los Angeles**

MLS® #DW24149116

**\$2,450,000**

12 Bedroom, 11.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

WE ARE PROUD TO PRESENT THIS BEAUTIFUL LUXURIOUS CONTEMPORARY NEW CONSTRUCTION DUPLEX, SINGLE FAMILY, AND ADU. THIS PROPERTY IS CENTRALLY LOCATED TO THE 110 FREEWAY, BMO STADIUM, LA MEMORIAL COLISEUM, USC, SOFI STADIUM, CRYPTO.COM ARENA AND MORE! THERE IS A TOTAL OF 4 UNITS, FRONT BUILDING IS A THREE STORY DUPLEX 5 BEDROOM, 5 BATH EACH; REAR BUILDING IS A THREE STORY 4 BEDROOM 4 BATH SINGLE FAMILY WITH AN ATTACHED TWO STORY 3 BEDROOM 2 BATHROOM ADU. OPEN FLOOR PLANS, SPACIOUS BEDROOMS IN ALL UNITS WITH CUSTOM CLOSETS, QUARTZ COUNTERTOPS IN KITCHENS AND BATHROOMS, CUSTOM WINDOW SHADES, BRAND NEW SAMSUNG STAINLESS STEEL APPLIANCES, CUSTOM SHAKER KITCHEN CABINETS, TWO TONED INTERIOR PAINTING, CENTRAL HVAC SYSTEM IN EACH UNIT, LOW VOLTAGE LED RECESSED LIGHTING THROUGHOUT EACH UNIT, LAUNDRY ROOMS IN EACH UNIT WITH BRAND NEW SAMSUNG WASHER & DRYER, TANKLESS WATER HEATERS, GREEN CERTIFIED, DROUGHT TOLERANT LANDSCAPING, AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ALL UNITS, NEW IRON GATES, NEW WOOD FENCING, PROPERTY WELL SECURED, 1-TWO CAR ATTACHED GARAGE, 7 TOTAL PARKING SPACES WITH DECORATIVE



PAVERS THROUGHOUT DRIVEWAY. 4  
WATER METERS, 4 GAS METERS, AND 4  
ELECTRIC METERS. PERFECT RENTAL  
PROPERTY OR OWNER OCCUPIED, WITH  
1 YEAR OF BUILDER WARRANTY  
INCLUDED! MUST SEE THIS PROPERTY IN  
PERSON TO FULLY APPRECIATE ITS  
BEAUTY!

Built in 2024

## Essential Information

MLS® #	DW24149116
Price	\$2,450,000
Bedrooms	12
Bathrooms	11.00
Acres	0.16
Year Built	2024
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Listing Agent	Joshua Vivanco
Listing Office	Keller Williams SELA

## Community Information

Address	618 49th Street
Area	C37 - Metropolitan South
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90037

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	7
Parking	Electric Gate
# of Garages	4
Garages	Electric Gate

View	City Lights, Neighborhood
Pool	None
Security	Security Gate

## Exterior

Lot Description	TwoToFiveUnitsAcre
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## Interior

Interior	Laminate, Tile, Vinyl
Appliances	Dishwasher, Dryer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, High Efficiency Water Heater, Refrigerator, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan, Washer, Water Heater, Water To Refrigerator
Heating	Central, ENERGY STAR Qualified Equipment, Heat Pump, High Efficiency
Cooling	Central Air, ENERGY STAR Qualified Equipment, Heat Pump, High Efficiency
Fireplaces	None
# of Stories	2
Stories	Three Or More, Two

## Additional Information

Date Listed	July 18th, 2024
Days on Market	176
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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