

\$1,500,000 - 5545 Tuxedo, Los Angeles

MLS® #DW24204012

\$1,500,000

3 Bedroom, 2.00 Bathroom, 2,096 sqft
Residential on 0 Acres

N/A, Los Angeles,

**** HUGE PRICE REDUCTION **** The property is located in the Los Feliz Oaks neighborhood, which is known for its scenic views and proximity to various attractions. This refined hillside home offers a unique opportunity for potential buyers looking for a residence that combines comfort with stunning natural beauty. The home is situated close to several notable landmarks: Griffith Observatory, a popular destination for both tourist and locals, offering educational exhibits and breathtaking views of the city; Hollywood Sign, an iconic symbol of the entertainment industry, easily accessible from this neighborhood; Franklin's Village, known for its trendy restaurants and shopping areas, providing residents with convenient access to dining and retail options; Gelson's Market, a grocery store less than one mile away, ensuring easy access to everyday necessities. The location is on a plateau street, which enhances accessibility and parking convenience, making it easier for residents and guests alike.

The property features; Master Bedroom: Located on the first level, featuring a private wood-fenced patio that provides an outdoor space for relaxation or entertaining. Additional Bedrooms: Two additional bedrooms are located upstairs. One of these bedrooms has direct access to the backyard, which can be beneficial for outdoor activities or gardening. Bathrooms: The property includes a remodeled bathroom on the second level,



enhancing modern living standards. Living Spaces: The second level comprises the kitchen along with a kitchenette that leads to the backyard. This layout allows for flexibility in meal preparation and entertaining guests. The dining room and living room are also located on this level, which promotes social interaction. Windows and Lighting: Newer vinyl windows and sliding doors have been installed throughout the home, contributing to energy efficiency while allowing ample natural light. Scraped ceilings and recessed lighting add a modern touch to the interior design. Garage and Parking: An attached two-car garage provides off-street parking options which is particularly valuable in urban settings. Overall, this property combines desirable features such as location, modern amenities, and comfortable living spaces that makes it an attractive option for potential homeowners in Los Feliz Oaks.

Built in 1962

Essential Information

MLS® #	DW24204012
Price	\$1,500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,096
Acres	0.15
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Juan Serrano
Listing Office	Odyssey Realty Group

Community Information

Address	5545 Tuxedo
Area	C30 - Hollywood Hills East
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90068

Amenities

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	City Lights, Hills
Pool	None
Security	Carbon Monoxide Detector(s), Security System, Smoke Detector(s)

Exterior

Lot Description	Back Yard, Sprinklers In Front, Sprinklers In Rear, Sprinkler System
Windows	Double Pane Windows, Screens
Roof	Composition
Foundation	Slab

Interior

Interior	Carpet, Laminate, Tile
Interior Features	Built-in Features, Ceiling Fan(s), Main Level Primary, Recessed Lighting, Storage, Tile Counters
Appliances	Built-In Range, Dishwasher, Double Oven, Electric Oven, Electric Range, Gas Water Heater, Range Hood
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom, Wood Burning
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	September 24th, 2024
Days on Market	334
Zoning	LARE9
Short Sale	N
RE / Bank Owned	N

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