

# **\$2,000,000 - 8056 El Manor Avenue, Los Angeles**

MLS® #IG25090178

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## **\$2,000,000**

4 Bedroom, 3.00 Bathroom, 2,300 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Welcome to this AMAZING POOL HOME in the Highly Sought After Kentwood Neighborhood! Sitting on an OVERSIZED LOT with over 9000 sf, You Have a Little Elbow Room to Play in the Backyard, Grow a Garden and Have Super Fun Pool Parties w/Friends & Family! YOU WILL LOVE the High BEAMED CEILINGS & COZY FIREPLACE in the Living Room with HUGE WINDOWS Looking Out to the Covered Patio & Backyard! The Separate Dining Room is Perfect for Entertaining and the Kitchen Has a Nook Perfect for a Dinette. The Generously-Sized Den w/Fireplace Also Conveniently Opens up to the Backyard & Has Plenty of Room for a Pool Table too! The Primary Bedroom Sits in the Back of the House, Has Lots of Closet Space & a Bathroom. The Split Floor Plan Also Provides 3 Bedrooms on the Other Side of the Home, Giving a Little Privacy. The BACKYARD Has a HUGE Pool, Room for Gardening and Mature Landscaping Throughout too. There is So Much You Can Do With It!! So Nice to Have a GARAGE too!!! It is OVERSIZED also, with Plenty of Space for Lots of Storage. Come & See this Beautiful Home with SO MUCH OPPORTUNITY!!

Built in 1951

## **Essential Information**

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Price	\$2,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,300
Acres	0.21
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Angelique Koster
Listing Office	REAL BROKER TECHNOLOGIES

### Community Information

Address	8056 El Manor Avenue
Area	C29 - Westchester
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90045

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Sewer Connected
Parking Spaces	2
Parking	Driveway, Garage, Door-Multi
# of Garages	2
Garages	Driveway, Garage, Door-Multi
View	Pool, Trees/Woods
Has Pool	Yes
Pool	Private
Security	Smoke Detector(s)

### Exterior

Lot Description	Landscaped, Lawn, Level, Trees
Roof	Composition

### Interior

Interior	Carpet, Tile, Wood
Interior Features	High Ceilings, All Bedrooms Down, Beamed Ceilings, Breakfast Area, Eat-in Kitchen, Unfurnished
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Den
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 24th, 2025
Days on Market	7
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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