

\$1,325,000 - 2764 Granville Avenue, Los Angeles

MLS® #NDP2504804

\$1,325,000

2 Bedroom, 1.00 Bathroom, 1,040 sqft
Residential on 0 Acres

N/A, Los Angeles,

In contract before entry into MLS. This classic 1930s Spanish bungalow in a Mar Vista pocket, retains period charm and added recent updates. From the artisan redwood gate and Saltillo tile porch to the refinished hardwood floors and curved interior soffits, thought was placed into preservation and enhancement of character. Recent improvements: modern dual-pane w/ wood-frame windows, refreshed stucco and roofing, new paint inside and out, and plumbing upgrades incl tankless water heater. The living room features a wood-burning fireplace and unique built-in bar nook; the light-filled kitchen includes a pantry, laundry & dishwasher. Landscaped 5,000 SF lot with mature citrus trees, irrigation, and detached 2-car garage. Zoned R2V2 = ADU and main home expansion potential. Just blocks from Whole Foods, restaurants, and key Westside thoroughfares. Future Santa Monica Airport closure in 2028 bodes well for long-term equity. All information is deemed to be accurate to best of knowledge, but all information and facts should be verified by Buyer/Buyer's Agent.



Built in 1934

Essential Information

MLS® #	NDP2504804
Price	\$1,325,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	0.11
Year Built	1934
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Andrew Hannan
Listing Office	Theory Realty Group

Community Information

Address	2764 Granville Avenue
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90064

Amenities

Utilities	Overhead Utilities
Parking Spaces	7
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Landscaped, Lawn, Level, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Street Level
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Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level
Appliances	Dryer, Washer
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District Los Angeles Unified

Additional Information

Date Listed May 5th, 2025
Zoning LAR1 : R1V2
Short Sale N
RE / Bank Owned N

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