

\$1,350,000 - 3996 Hepburn Avenue, Los Angeles

MLS® #OC25006994

\$1,350,000

3 Bedroom, 2.00 Bathroom, 2,285 sqft
Residential on 0 Acres

N/A, Los Angeles,

Nestled in the esteemed Leimert Park neighborhood, this historic residence exudes charm and sophistication. Surrounded by celebrity homes, including those once occupied by the legendary Ella Fitzgerald and Ray Charles, this property is truly a gem waiting to be discovered

Currently configured as a two-bedroom with a den, this three-bedroom home boasts stunning architecture and timeless elegance from the moment you enter. Featuring a spacious layout, this two-story dwelling sits on a generously sized lot, offering ample space for an ADU, pool, or entertaining area. The expansive driveway can accommodate up to six vehicles in addition to a two-car detached garage

Inside, you'll find beautifully maintained hardwood floors leading you to a large living room with a cozy fireplace, a sunroom, a dining area, and a breakfast nook. The covered sunroom opens up to a well-maintained backyard with a seating area, perfect for hosting gatherings and relaxation. The downstairs bedroom can easily serve as an office or den, perfect for accommodating guests

The kitchen is bright and airy, with a separate laundry room nearby for added convenience. Upstairs, the classic staircase leads you to two spacious bedrooms and a bathroom with a separate vanity area. Each bedroom features a balcony, perfect for enjoying your morning coffee or evening cocktails. Both bedrooms



offer ample closet space, with one boasting a built-in chest of drawers. Custom treatments on the ceilings add a touch of unique character to the rooms

Centrally located, this home is within walking distance to Leimert Park Village, coffee shops, the Metro, and more. Don't miss this rare opportunity to own a piece of this exclusive neighborhood that seamlessly blends comfort and elegance.

Built in 1937

Essential Information

MLS® #	OC25006994
Price	\$1,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,285
Acres	0.14
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kathi Jesse
Listing Office	eXp Realty of Southern California, Inc

Community Information

Address	3996 Hepburn Avenue
Area	PHHT - Park Hills Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90008

Amenities

Amenities	Other
Parking Spaces	2

Parking	Garage
# of Garages	2
Garages	Garage
View	Mountain(s)
Pool	None

Exterior

Lot Description	Front Yard, Yard
Roof	Spanish Tile

Interior

Interior	Laminate, Wood
Interior Features	Bedroom on Main Level, Balcony, Ceiling Fan(s), Entrance Foyer, Open Floorplan, Separate/Formal Dining Room, Tile Counters
Heating	Fireplace(s), Wall Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	January 25th, 2025
Days on Market	42
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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