

\$2,095,000 - 3285 Granville Avenue, Los Angeles

MLS® #OC25050061

\$2,095,000

3 Bedroom, 2.00 Bathroom, 1,580 sqft
Residential on 0 Acres

N/A, Los Angeles,

Bring your contractor, designer and creativity to reimagine this special property. Huge price correction.

Could be the home with the most potential on the market in Westdale-Trousdale. Here's why:

- 1. Large interior lot on quiet, tree-lined street with views from Century City to Downtown LA.
- 2. Uniquely private home situated slightly above the street.
- 3. A large backyard with endless possibilities that include a pool, spa or a deck.
- 4. An untouched Paul Trousdale original home just waiting for your designer touches.
- 5. Located near highly coveted Mar Vista Elementary School, Whole Foods Market and Mar Vista Park. Two car detached garage.



Built in 1947

Essential Information

MLS® #	OC25050061
Price	\$2,095,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,580
Acres	0.17
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Listing Agent	Brent Friedland
Listing Office	Coldwell Banker-Campbell Rltrs

Community Information

Address	3285 Granville Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage Faces Front, Garage, Private
# of Garages	2
Garages	Door-Multi, Garage Faces Front, Garage, Private
View	City Lights
Pool	None
Security	Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Back Yard
Windows	Wood Frames
Roof	Composition
Construction	Stucco
Foundation	Raised

Interior

Interior	Carpet, Vinyl, Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Down
Heating	Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District Los Angeles Unified

Additional Information

Date Listed March 7th, 2025
Days on Market 47
Zoning LAR1
Short Sale N
RE / Bank Owned N

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