

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

MLS® #OC25050061

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## \$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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