

\$1,625,000 - 2774 Sawtelle Boulevard, Los Angeles

MLS® #OC25223685

\$1,625,000

3 Bedroom, 3.00 Bathroom, 2,350 sqft

Residential on 0 Acres

N/A, Los Angeles,

A private oasis with income potential in the heart of West LA.



Step beyond the rose-lined entry and into a home that doesn't just check boxes -- it tells a story. Every inch of this extensively upgraded residence invites connection, comfort, and possibility. This extensively upgraded Westside property beams with pride of ownership, featuring approx. 2,350 sq ft, and an ADU with 440 sq.ft. on a beautifully landscaped 5,750 sq ft lot.

Inside, dual primary suites -- one upstairs, one down -- offer flexibility for multigenerational living, guest hosting, or an upstairs private office retreat. The open-concept living and dining area is bathed in natural light with recessed lighting and a gas fireplace setting the tone for cozy evenings and vibrant gatherings. The remodeled kitchen is both stylish and functional, flowing seamlessly into indoor and outdoor entertainment zones.

Out back, the tropical garden is a sanctuary. Multiple decks and a gazebo create a resort-like setting perfect for twilight dinners or weekend celebrations. And tucked discreetly

beyond the main home, the detached ADU offers approximately 450 sq.ft. of fully independent living -- complete with its own kitchen, bath, laundry and private entrance. Whether used for rental income, extended family, or creative space, it's a powerful asset in today's market.

Located near top-rated Clover Avenue Elementary and minutes from freeways, the beach, dining, and shopping, it blends serenity with convenience. It isn't just a property -- it's a West-side lifestyle, an investment, and a rare opportunity to own something truly special.

Built in 1946

Essential Information

MLS® #	OC25223685
Price	\$1,625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,350
Acres	0.13
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Emmett Dalton
Listing Office	Dalton Real Estate

Community Information

Address	2774 Sawtelle Boulevard
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles

Zip Code 90064

Amenities

View Neighborhood
Pool None

Exterior

Exterior Features Barbecue
Lot Description Back Yard, Front Yard

Interior

Interior Features Bedroom on Main Level, Main Level Primary, Ceiling Fan(s), Multiple Primary Suites, Primary Suite
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Living Room
of Stories 2
Stories Two

School Information

District Los Angeles Unified

Additional Information

Date Listed September 23rd, 2025
Days on Market 105
Zoning LAR1
Short Sale N
RE / Bank Owned N

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