

\$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
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Amenities

View	Neighborhood
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Pool	None
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Exterior

Exterior Features	Barbecue
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Lot Description	Back Yard, Front Yard
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Interior

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

District	Los Angeles Unified
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Additional Information

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