

# \$795,000 - 2909 Coolidge Avenue, Los Angeles

MLS® #P1-19400

**\$795,000**

2 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome to your slice of TIC paradise in the heart of LA's coolest neighborhood! This brand new 2-bed, 2 bath stunner is like a ray of California sunshine bottled up and turned into a home. Step inside and take note of each dazzling detail. The open layout is so breezy, you might want to check if you accidentally left a window open.. but nope, that's just the magic of high ceilings and clever design at work. This space was made to wake up great every morning because the vibe of your personal home evokes that feeling. The kitchen? It's not just a place to store your takeout menus. Custom cabinetry that's more stylish than your wardrobe, brand new appliances that'll make you want to channel your inner Gordon Ramsay, and finishes so sleek you might catch yourself admiring your reflection while doing dishes are just a few of the highlights. Bedrooms? Let's just say they're so spacious, you might want to leave a trail of breadcrumbs to find your way back to the kitchen. And with the flood of natural light, you can kiss your alarm clock goodbye - the sun's got you covered. Bathrooms? These aren't just places to brush your teeth - they're spa-like sanctuaries that'll make you want to update your Instagram bio to 'part-time bath influencer.' But wait, you have more to check out! Ascend to your private rooftop deck and enter a world where 'Netflix and chill' becomes 'sunset and thrill.' Imagine sipping your morning coffee as the city wakes up, or uncorking a bottle of wine with friends as the



sun paints the sky. It's like having your own personal observation deck for the LA light show. And here's the kicker - everything's new. HVAC, electrical, plumbing - it's all fresh out of the box and into your home. Which means more time enjoying your home, less time on hold with repairmen. Oh, and did we mention the fully paid solar panels? Your utility bill will be so low, you may find yourself bragging about kilowatt-hours at dinner parties. Location? Pfft, it's easier to list what's not nearby. You're a hop, skip, and a jump from the LA River, bike paths that'll make you ditch your car, art studios to feed your inner Picasso, and dining options that'll have your taste buds doing the cha-cha you're in the new hub for creatives of LA. Plus, you're just minutes drive from DTLA, Dodger Stadium, Silver Lake, Echo Park, Mt Washington & Highland Park. And with direct access to the 2, 5, and 110 freeways, you can play 'LA traffic roulette' with the best of the them.

Built in 2024

## Essential Information

MLS® #	P1-19400
Price	\$795,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,023
Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Dennis Battung
Listing Office	Kirela Real Estate Co

## Community Information

Address	2909 Coolidge Avenue
Area	606 - Atwater
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90039

## Amenities

Amenities	Water
Utilities	See Remarks
Parking Spaces	1
Parking	Assigned
Garages	Assigned
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Sprinklers None
Construction	Stucco

## Interior

Interior	Vinyl
Interior Features	Primary Suite, Open Floorplan, See Remarks
Appliances	Gas Range, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	September 26th, 2024
Days on Market	82
Short Sale	N
RE / Bank Owned	N

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