

# \$1,540,000 - 2225 Hillhurst Avenue, Los Angeles

MLS® #P1-22585

**\$1,540,000**

3 Bedroom, 2.00 Bathroom, 1,764 sqft

Residential on 0 Acres

Not Applicable, Los Angeles,

Nestled in the heart of Los Feliz, this charming French Provincial-style home offers a rare opportunity to restore and reimagine a classic gem, or start from scratch. On the market for the first time in 56 years, this 1,764 sq ft residence was originally built in 1937 by architect Walter L. Moody. It features 3 bedrooms and 2 bathrooms, set on a generous and flat 10,199 sq ft lot. The spacious backyard provides endless possibilities to suit your lifestyle needs, while the attached 2-car garage and long driveway offer ample parking. Ideally located near Griffith Park and the Griffith Observatory, and close to top schools and neighborhood amenities, this property blends historical character with a prime Los Angeles location. Sold as-is, for land value only.



Built in 1937

## Essential Information

MLS® #	P1-22585
Price	\$1,540,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,764
Acres	0.23
Year Built	1937
Type	Residential

Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Closed
Listing Agent	Michael Bell
Listing Office	Sotheby's International Realty, Inc.

## Community Information

Address	2225 Hillhurst Avenue
Area	637 - Los Feliz
Subdivision	Not Applicable
City	Los Angeles
County	Los Angeles
Zip Code	90027

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, None, Phone Available, Sewer Connected, See Remarks, Water Available
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Wood Siding
Lot Description	Back Yard, Front Yard, Near Public Transit, Yard, Value In Land
Roof	Composition
Construction	Wood Siding

## Interior

Interior Features	Built-in Features, Separate/Formal Dining Room, Open Floorplan, Unfurnished, All Bedrooms Down, Bedroom on Main Level
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Decorative, Living Room
# of Stories	1

Stories One

## Additional Information

Date Listed March 22nd, 2025

Short Sale N

RE / Bank Owned N

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