

# \$1,249,000 - 7567 Rosewood Avenue, Los Angeles

MLS® #P1-23616

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## \$1,249,000

2 Bedroom, 2.00 Bathroom, 1,109 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Private Spanish Bungalow with ADU plans in the final stages of city approval! Set in a vibrant pocket of Melrose Village with easy access to everyday essentials, neighborhood cafes, curated boutiques, and Pan Pacific Park, this charming one-story home is tucked behind a canopy of mature Magnolia trees, privacy hedges, and a gated entrance. It offers timeless character and celebrates its 100th year in LA. Since purchasing in 2021, the current owners have made beneficial improvements, including a fully renovated bathroom and the addition of central heating and air conditioning, enhancing both comfort and long-term value. The shaded porch opens to a sunlit living room with refinished hardwood floors and a 1920s Batchelder tile fireplace surround, with coved ceilings adding timeless architectural charm. The updated kitchen features modern cabinetry and finishes and flows into the dining area, where fixed-glass sidelights let in natural light while subtly defining the space and creating an ideal setting for gatherings. Two similarly sized bedrooms share a renovated full bathroom. Just off the front porch, an inviting front patio offers a peaceful spot for alfresco dining or morning coffee. The detached garage is currently used as a studio with a full bath and laundry, offering endless possibilities from a home office to a creative retreat. Design plans for a 2-story, 2-bedroom, 1-bathroom ADU (approximately 698 sq ft) with an outdoor patio have been submitted to the City of LA and are



in the final stages of permit approval. Full plans are available for review. This is a fantastic opportunity to either move in and enjoy the home as it is, take advantage of the near-complete ADU process to maximize income potential, or create a private multi-generational compound with additional space and privacy. A truly special property that combines charm, style, and opportunity in one of Los Angeles' most desirable and historically rich neighborhoods. The Grove, Erewhon, Melrose, Fairfax, and Beverly are just minutes away, along with the open green space, sports courts, and community amenities of Pan Pacific Park. Experience a vibrant lifestyle in the heart of the city!

Built in 1925

**Essential Information**

MLS® #	P1-23616
Price	\$1,249,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,109
Acres	0.06
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Jonathan Torres
Listing Office	Coldwell Banker Realty

**Community Information**

Address	7567 Rosewood Avenue
Area	C19 - Beverly Center-Miracle Mile
Subdivision	N/A
City	Los Angeles

County	Los Angeles
Zip Code	90036

### Amenities

Parking Spaces	2
Parking	Driveway, Off Street
# of Garages	1
Garages	Driveway, Off Street
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Security System, Smoke Detector(s)

### Exterior

Exterior	Stucco
Lot Description	Drip Irrigation/Bubblers
Windows	Double Pane Windows
Roof	Flat
Construction	Stucco
Foundation	Raised

### Interior

Interior	Tile, Vinyl, Wood
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Dryer, Washer, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### Additional Information

Date Listed	August 8th, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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