

# \$1,299,000 - 2320 Hill Drive, Los Angeles

MLS® #P1-25131

**\$1,299,000**

3 Bedroom, 2.00 Bathroom, 1,664 sqft

Residential on 0 Acres

N/A, Los Angeles,

Hill Drive Spanish Charmer. Where Vintage Soul Meets Modern Possibility. Opportunity knocks on one of Eagle Rock's most coveted streets Hill Drive! Step into this authentic 1928 Spanish-style single-story home featuring 3 bedrooms, 2 baths, and undeniable character throughout. Inside, discover arched entryways, coved ceilings, and a stunning Spanish fireplace that set the stage for effortless old-world charm. The spacious living room flows into the formal dining area, creating the perfect setting for gatherings and celebrations. In the kitchen, you'll find a charming breakfast nook, ideal for morning coffee or casual meals. A built-in hallway phone table 'the original gossip bench' adds a playful nod to the home's vintage history. Outside, a covered patio and wood deck offer a peaceful retreat surrounded by mature lemon trees, an ideal place to unwind, entertain, or enjoy the Eagle Rock breeze. A detached garage sits at the end of the property, though with ample off-street parking, you might never need it. The bonus? A converted basement area featuring its own kitchen, bathroom, and multiple rooms that could be used as bedrooms, offices, or versatile living spaces. Although not currently permitted as living square footage, this area presents exciting potential for a buyer to tailor and enhance it to meet their needs, whether as a guest suite, creative studio, or expanded private retreat. This Hill Drive classic hasn't been on the market in nearly 40 years and is ready for someone with vision and style to



restore it to its full glory. Eagle Rock continues to shine with its top-rated schools, trendy restaurants, coffee shops, boutiques, and unbeatable location, just minutes from shopping, transportation, and major freeways. Vintage Spanish charm. Endless potential. Prime Hill Drive address. Don't let this rare Eagle Rock opportunity pass you by!

Built in 1928

## Essential Information

MLS® #	P1-25131
Price	\$1,299,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,664
Acres	0.13
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Rebecca Alvarado
Listing Office	Berkshire Hathaway Home Servic

## Community Information

Address	2320 Hill Drive
Area	618 - Eagle Rock
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90041

## Amenities

Parking Spaces	1
Parking	Door-Single, Garage, Garage Door Opener, On Street
# of Garages	1
Garages	Door-Single, Garage, Garage Door Opener, On Street

View	None
Pool	None
Security	Smoke Detector(s), Window Bars

## Exterior

Exterior	Stucco
Exterior Features	Awning(s), Rain Gutters
Lot Description	Front Yard
Windows	Blinds, Screens
Roof	Flat, Spanish Tile
Construction	Stucco
Foundation	Slab, Raised

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Bedroom on Main Level, High Ceilings, Tile Counters
Appliances	Dishwasher, Gas Range, Gas Water Heater, Refrigerator, Range Hood, Barbecue, Water Heater
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Two

## Additional Information

Date Listed	September 13th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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