

# **\$1,485,000 - 2522 Kerwin Place, Los Angeles**

MLS® #PW25129387

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**\$1,485,000**

3 Bedroom, 2.00 Bathroom, 1,862 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Perched at the top of one of the most coveted cul-de-sacs in this exclusive, beloved Eagle Rock neighborhood, this 3-bedroom, 2-bath home offers a rare opportunity to create something truly special. Youâ€™ll enjoy sweeping, unobstructed views of the city that stretch across to the San Gabriel mountains.

Sitting on a lot of over 10,000 square feet, the property offers incredible potential. Whether you envision adding an ADU, building an eternity pool, or creating a stunning deck to take in the city lights, thereâ€™s more than enough space to bring your vision to life. The home is a blank canvasâ€”ready for your creativity, personal touch, and updates.

Known for its historic architecture and creative energy, Eagle Rock attracts families, artists, and young professionals alike. You're just minutes from Occidental College, local coffee shops, hip new restaurants, boutique stores, and neighborhood parks.

With quick access to the 2 and 134 freeways, commuting to DTLA, Pasadena, or Glendale is a breeze. This is a rare chance to invest in a prime hillside property with incredible views, strong neighborhood appeal, and endless potential. Bring your imagination and make it your own! Donâ€™t miss this gem of an opportunity - come check it out today!!

Built in 1964



**Essential Information**

MLS® #	PW25129387
Price	\$1,485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,862
Acres	0.26
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cathy Baek
Listing Office	OneTop Realty

**Community Information**

Address	2522 Kerwin Place
Area	618 - Eagle Rock
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

**Amenities**

Parking Spaces	2
# of Garages	2
View	Mountain(s), Neighborhood, City Lights, Panoramic
Pool	None

**Exterior**

Lot Description	ZeroToOneUnitAcre, Front Yard, Back Yard, Cul-De-Sac
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**Interior**

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1

Stories                      One

**School Information**

District                      Los Angeles Unified

**Additional Information**

Date Listed                      June 5th, 2025

Days on Market                      8

Zoning                      LARE20

Short Sale                      N

RE / Bank Owned                      N

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