

# \$5,000 - 2740 Burkshire Avenue, Los Angeles

MLS® #PW25140948

**\$5,000**

2 Bedroom, 2.00 Bathroom, 1,097 sqft

Residential Lease on 0 Acres

N/A, Los Angeles,

Welcome to this beautifully updated and meticulously maintained traditional single-story home, located in the highly sought-after North Westdale neighborhood of West Los Angeles.

Offering 2 beds + DEN, 2 baths, this move-in-ready home blends classic charm with modern comforts.



Step inside to discover a warm and inviting living room with terrific curb appeal, complemented by refinished hardwood floors, recessed lighting, plantation shutters, and a cohesive, neutral color palette throughout. Enjoy year-round comfort with central heating and air conditioning, along with updated copper plumbing and upgraded electrical systems. All windows have been upgraded to triple-pane for enhanced energy efficiency and sound insulation.

The rear-facing kitchen features a charming bay window, timeless white tile countertops, ample cabinetry, and a thoughtful built-in cubby – perfect for maximizing storage and functionality. The dishwasher and microwave were replaced just one year ago, and the water heater was replaced two years ago.

The primary suite includes a generous walk-in closet and a well-appointed en suite bath. A standout bonus room boasts vaulted ceilings, custom built-ins, a cozy fireplace, and flexible potential as a home office, den, study, library, or even a third bedroom.

Step outside to your own private oasis – an enchanting backyard retreat with a covered patio, built-in BBQ, and lush canopy of mature trees, including orange, tangerine, and avocado – ideal for entertaining or relaxing in serene privacy.

Ideally situated just minutes from local parks, shops, and restaurants, and offering convenient access to the beach, the Expo Line, and major Westside tech hubs including Google, Snap, the Water Garden, and Silicon Beach.

Don't miss this rare opportunity to own a turnkey gem in one of West LA's most desirable neighborhoods.

Built in 1947

## Essential Information

MLS® #	PW25140948
Price	\$5,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,097
Acres	0.11
Year Built	1947
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sungjin Kim
Listing Office	Giving Tree Realty Group Inc

## Community Information

Address	2740 Burkshire Avenue
Area	WLA - West Los Angeles
Subdivision	N/A

City Los Angeles  
County Los Angeles  
Zip Code 90064

## Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, None  
Parking Spaces 2  
Parking Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Driveway Level, On Street  
# of Garages 1  
Garages Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Driveway Level, On Street  
View None  
Pool None  
Security Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System

## Exterior

Exterior Other, Concrete, Drywall, Frame, Glass, Plaster, Stucco  
Exterior Features Lighting  
Lot Description Sprinklers In Front, Walkstreet  
Windows Blinds, Screens, Triple Pane Windows  
Roof Shake, Wood  
Construction Other, Concrete, Drywall, Frame, Glass, Plaster, Stucco  
Foundation Raised

## Interior

Interior Wood  
Interior Features Ceiling Fan(s), Open Floorplan, Storage, All Bedrooms Down, Bedroom on Main Level, Walk-In Closet(s), Unfurnished  
Appliances Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer, Electric Oven, Range Hood  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Den, Dining Room  
# of Stories 1  
Stories One

## School Information

District	Los Angeles Unified
High	University

## Additional Information

Date Listed June 13th, 2025

Days on Market 13

Zoning LAR1

Short Sale N

RE / Bank Owned N

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