

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

MLS® #PW25140948

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## \$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 â€” 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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