

# **\$1,069,000 - 3540 Sycamore Avenue, Los Angeles**

MLS® #SB24154271

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## **\$1,069,000**

2 Bedroom, 1.00 Bathroom, 1,360 sqft  
Residential on 0 Acres

N/A, Los Angeles,

**\$30,000 PRICE IMPROVEMENT!** This cherished home in the Baldwin Vista Community is on the market for the first time in over 50 years. It features original hardwood floors with beautiful bay window in the living room, new interior paint, along with many updates and is ready for immediate move-in. The central heater and new electrical box were installed in 2015, and a new sewage drainage system was installed in 2016. Kitchen counter, cabinets and kitchen flooring, along with bathroom flooring and vanities were recently updated.

Bright and welcoming, the home includes a spacious living room, separate dining room, a kitchen with a cozy breakfast nook, 2 generously-sized bedrooms, a bathroom with a tub and a walk-in shower, and a separate laundry room. The patio and backyard are ideal for family gatherings, complete with a Japanese plum tree, citrus trees, and a cocktail avocado tree. The property comes with a detached 2-car garage and a long driveway. There's potential to convert the garage into an ADU (check with the City for regulations).

In this well-established neighborhood, you'll enjoy a strong sense of community with a monthly newsletter and an annual neighborhood gathering. With its central location, you'll also benefit from easy access to schools, shopping, parks, and the



Metro station, providing quick commutes to DTLA, Culver City, Santa Monica, Century City and LAX. Call to schedule your showing today!

Note:Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

Built in 1940

**Essential Information**

MLS® #	SB24154271
Price	\$1,069,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,360
Acres	0.15
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Theng Theng Fong
Listing Office	Re/Max Estate Properties

**Community Information**

Address	3540 Sycamore Avenue
Area	PHHT - Park Hills Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90016

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Gated
# of Garages	2

Garages	Door-Single, Driveway, Garage Faces Front, Garage, Gated
View	None
Pool	None

## Exterior

Exterior	Copper Plumbing
Exterior Features	Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Front, Lawn, Near Public Transit, Sprinkler System
Windows	Blinds
Construction	Copper Plumbing
Foundation	Raised

## Interior

Interior	Wood
Interior Features	Built-in Features, Breakfast Area, Separate/Formal Dining Room, Unfurnished, Bedroom on Main Level
Appliances	Gas Oven, Gas Range, Gas Water Heater, Range Hood
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
Elementary	Baldwin
Middle	Audubon
High	Dorsey

## Additional Information

Date Listed	August 8th, 2024
Days on Market	115
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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