

# \$2,699,999 - 7107 S Sepulveda, Los Angeles

MLS® #SB25050650

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## \$2,699,999

3 Bedroom, 3.00 Bathroom, 2,040 sqft  
Residential on 1 Acres

N/A, Los Angeles,

Don't be fooled by this address! This mostly original mid-century expansive retreat is located in Westchester on a private road sitting high above Sepulveda Blvd. tucked away from all busy streets and sits on over a 1/2 acre of land. The main house is comprised of 3 spacious bedrooms (which could easily be turned into 4 bedrooms) and 2 bathrooms with a large detached studio CASITA with its own full bathroom. Upon entering you will be greeted with abundant natural light and very flexible floor plan. The kitchen is adorned with tile floors and counters, dishwasher, gas stove with griddle, microwave, refrigerator and tons of cabinets and storage. The formal living area has floor to ceiling windows, a brick fireplace, built-in cabinets and vaulted ceilings with exposed beams. The formal dining room could easily be turned into a 4th bedroom or used as an office, exercise space or endless other options with its retracting walls. There is a 2nd living space with an additional brick fireplace that could also make for a great flex-use space. There is new central air conditioning, upgraded electric and carpet throughout the home. Each of the bedrooms have large closets and the primary bedroom comes with plantation shutters and direct access to the fully enclosed backyard. The backyard has plenty room for activities including your PRIVATE TENNIS COURT and access to the casita. The laundry is located in the oversized detached 2 car garage that comes with a 220 EV charger. The long driveway would be able



to accomodate multiple cars as well. This is a one of a kind home in the perfect location with easy access to the 405, Howard Hughes shopping center, LAX and anywhere on the westside. With a very usable floor plan, this well maintained home can just be cosmetically upgraded and easily add a kitchen to the casita. Or you could expand the footprint and/or completely gut it. This unique property needs to be seen to be believed.

Built in 1951

### Essential Information

MLS® #	SB25050650
Price	\$2,699,999
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	2,040
Acres	0.62
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Alexis Balner Hsu
Listing Office	Vista Sothebyâ€™s International Realty

### Community Information

Address	7107 S Sepulveda
Area	C29 - Westchester
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90045

### Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Parking Spaces	7
Parking	Carport, Concrete, Covered, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Electric Vehicle Charging Station(s), Garage, Garage Faces Front, Side By Side, Workshop in Garage
# of Garages	2
Garages	Carport, Concrete, Covered, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Electric Vehicle Charging Station(s), Garage, Garage Faces Front, Side By Side, Workshop in Garage
View	Neighborhood, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Brick, Stone, Wood Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Sprinkler System, Yard
Roof	Shingle
Construction	Brick, Stone, Wood Siding
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Atrium, Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, High Ceilings, In-Law Floorplan, Main Level Primary, Pantry, Primary Suite, Separate/Formal Dining Room, Storage, Tile Counters, Track Lighting, Unfurnished, Wired for Data, Workshop
Appliances	Dishwasher, Disposal, Dryer, Free-Standing Range, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Family Room, Gas, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 7th, 2025
Days on Market	29
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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