

\$1,275,000 - 496 Crane Boulevard, Los Angeles

MLS® #SB25225158

\$1,275,000

2 Bedroom, 2.00 Bathroom, 1,300 sqft

Residential on 0 Acres

N/A, Los Angeles,

Perched above it all with explosive 180° views of the San Gabriel Valley and mountains beyond, this Mount Washington gem blends natural beauty, privacy, and opportunity. Thoughtfully designed for indoor-outdoor living, this light-filled 2 bed, 2 bath home features vaulted ceilings, wood floors, and walls of glass that open to an expansive 30-ft east-facing balcony—perfect for sunrise coffee or wine under the stars.

The updated open kitchen includes a center island, stainless steel appliances, and modern cabinetry. A large loft-style primary bedroom overlooks the main level and offers flexibility for a home office or creative space. The living room, with its cozy fireplace and stunning views, is where calm meets character.

The home was appraised in May at over \$1.5 million. This is an exceptional value given the view, location, and upside potential.

An enclosed 800 sqft lower level (not included in the listed square footage) offers enormous potential for expansion. Architect plans and renderings show the possibility of expanding the space into a 2,100 sqft, 4 bed, 3 bath home—or a permitted ADU for rental income estimated at \$3,000 to \$4,000/month. Whether you're looking for future upside or multi-generational living, the groundwork is in place.



Additional upgrades include owned solar, a tankless water heater, and a finished 2-car garage with epoxy floors. Nestled in the hills yet minutes from York Blvd, Highland Park, and DTLA, this is more than a home—it's a lifestyle with a view.

Come for the sunsets, stay for the potential—and take advantage of a price that reflects both.

Built in 1982

Essential Information

MLS® #	SB25225158
Price	\$1,275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.09
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michael Bauman
Listing Office	Aspire Realty Advisors

Community Information

Address	496 Crane Boulevard
Area	680 - Mount Washington
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	2

Parking	Door-Multi, Garage, Garage Faces Front
# of Garages	2
Garages	Door-Multi, Garage, Garage Faces Front
View	City Lights, Mountain(s), Neighborhood, Canyon, Panoramic, Valley
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters
Lot Description	Sloped Down, Steep Slope
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Screens
Roof	Shingle

Interior

Interior	Carpet, Laminate
Interior Features	Breakfast Bar, Balcony, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Loft, Track Lighting, Utility Room
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Ice Maker, Tankless Water Heater, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	September 24th, 2025
Days on Market	3
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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