

\$1,199,999 - 4000 Berenice Avenue, Los Angeles

MLS® #SR24207468

\$1,199,999

3 Bedroom, 2.00 Bathroom, 1,523 sqft

Residential on 0 Acres

N/A, Los Angeles,

Amazing Sunset Views!!! Stunning two-level home in Montecito Heights featuring panoramic mountain and city views. With 1,523 sqft of total space, the upper-level main house (1,195 sqft) boasts 3 bedrooms, 1 bath (with space to add a 2nd bath), a sunlit living room with a cozy fireplace, dining area, laundry room, and a modernized kitchen. Enjoy seamless indoor-outdoor flow with a private balcony, lush backyard, and al fresco dining area.

The lower level features a bonus 328 sqft room with kitchenette, full bath, deck and private entry, ideal for rental income, guest suite or as a creative studio. Over \$100,000 in recent upgrades: solar panels, (owned/included) Tesla charging station, (included) new HVAC, fresh paint, elegant lighting, Kayu Batu decking, a tankless water heater, and a beautifully landscaped, low-maintenance backyard.

Conveniently located between Highland Park and Montecito, close to Debs Lake, hiking trails, and minutes from Downtown LA and Pasadena. Perfect for first-time buyers, with easy freeway access and a detached two-car garage!

Legal shows 1195 SQFT+Bonus room approximately 328 SQFT=1523SQFT
Bonus Room includes-Bed and Kitchen area, dining and bathroom.



CRMLS

Submit!! all reasonable offers Seller's are motivated!!

Built in 1926

Essential Information

MLS® #	SR24207468
Price	\$1,199,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,523
Acres	0.12
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nilanthi De Silva
Listing Office	Dream Home Property Management

Community Information

Address	4000 Berenice Avenue
Area	632 - Highland Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90031

Amenities

Parking Spaces	2
# of Garages	2
View	Hills, Trees/Woods
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Blinds

Interior

Interior Features	All Bedrooms Down
Appliances	Dishwasher, Disposal, Microwave, Gas Oven
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	October 6th, 2024
Days on Market	62
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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