

# \$4,500 - 6245 Agnes Avenue, North Hollywood

MLS® #SR25027568

**\$4,500**

3 Bedroom, 2.00 Bathroom, 1,500 sqft

Residential Lease on 0 Acres

N/A, North Hollywood,

Ready to move in! This spacious 3-bedroom, 2-full bath home is perfectly situated near the exciting NoHo West development. Boasting a fantastic floor plan, this residence seamlessly blends classic charm with room to grow. Step inside to discover original hardwood floors flowing throughout the living spaces, creating a warm and inviting atmosphere. Enjoy a separate dining area perfect for gatherings, a comfortable living room for relaxation, and the convenience of an in-unit laundry area. Ample storage space is thoughtfully integrated throughout the home, including hallway closets, bedroom closets, and a spacious attic. The private primary bedroom suite is a true retreat, featuring its own full bathroom and generous closet space. Outside, you'll find private front and back yards, ideal for outdoor enjoyment. A detached 2-car garage provides secure parking and additional storage. Recent upgrades include a new roof and a new central AC/Heat unit with all-new air ducts, ensuring year-round comfort and peace of mind. There is an ADU that is completely separate from the main house and is detached with its own entrance in the alley way. It is conveniently located near major freeways, a new Target, and the newly built NoHo West Development, which includes Trader Joe's, Nordstrom Rack, LA Fitness, Ulta, Urbane, California Fish Grill, and more. This versatile space offers endless possibilities.



Built in 1939

## Essential Information

|                |                                               |
|----------------|-----------------------------------------------|
| MLS® #         | SR25027568                                    |
| Price          | \$4,500                                       |
| Bedrooms       | 3                                             |
| Bathrooms      | 2.00                                          |
| Full Baths     | 2                                             |
| Square Footage | 1,500                                         |
| Acres          | 0.14                                          |
| Year Built     | 1939                                          |
| Type           | Residential Lease                             |
| Sub-Type       | Single Family Residence                       |
| Status         | Closed                                        |
| Listing Agent  | Pascual Salazar                               |
| Listing Office | Broker In Trust Real Estate - Pascual Salazar |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6245 Agnes Avenue     |
| Area        | NHO - North Hollywood |
| Subdivision | N/A                   |
| City        | North Hollywood       |
| County      | Los Angeles           |
| Zip Code    | 91606                 |

## Amenities

|                |                    |
|----------------|--------------------|
| Utilities      | Gardener, Gas      |
| Parking Spaces | 2                  |
| Parking        | Garage, Off Street |
| # of Garages   | 2                  |
| Garages        | Garage, Off Street |
| View           | None               |
| Pool           | None               |

## Exterior

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Back Yard, Front Yard |
|-----------------|-----------------------|

## Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior          | Laminate, Tile, Wood                                          |
| Interior Features | Separate/Formal Dining Room, All Bedrooms Down, Primary Suite |
| Heating           | Central                                                       |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| Fireplace    | Yes         |
| Fireplaces   | Living Room |
| # of Stories | 1           |
| Stories      | One         |

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | February 6th, 2025 |
| Days on Market  | 13                 |
| Zoning          | LAR1               |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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