

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

MLS® #SR25027568

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**\$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
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## 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
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### **Additional Information**

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

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