

# **\$1,450,000 - 3527 Laurel Canyon Boulevard, Studio City**

MLS® #SR25082351

**\$1,450,000**

2 Bedroom, 3.00 Bathroom, 1,584 sqft

Residential on 0 Acres

N/A, Studio City,

Rare Mid-Century Home in Fryman Estates  
â€“ First Time on the Market! Welcome to 3527 Laurel Canyon Blvd, a unique opportunity to own a classic 1957 mid-century home in the highly desirable Fryman Estates neighborhood of Studio City. This 2-bedroom, 3-bathroom residence sits on a spacious 12,272 sq. ft. lot, offering 1,584 sq. ft. of living space with endless potential to remodel, expand, or build up. First time ever on the market! Owned by the original family, this property is a rare gem in one of Studio Cityâ€™s most sought-after locations. Nestled in a serene, tree-lined setting, the home is within walking distance to Wilacre Park, perfect for hiking and outdoor enthusiasts. Plus, with close proximity to the 101 Freeway, CBS Studios, and Universal Studios, youâ€™ll have quick access to world-class entertainment, shopping, dining, and all that Los Angeles has to offer. With its prime location, generous lot size, and incredible potential, this home is an amazing opportunity to create your dream property. Whether you choose to preserve its mid-century charm, renovate, or start fresh, the possibilities are endless. Donâ€™t miss outâ€”schedule a showing today and make this Fryman Estates treasure your own!



Built in 1957

## **Essential Information**

MLS® #	SR25082351
Price	\$1,450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,584
Acres	0.28
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cherie Bolden
Listing Office	Keller Williams Realty World Class

## Community Information

Address	3527 Laurel Canyon Boulevard
Area	STUD - Studio City
Subdivision	N/A
City	Studio City
County	Los Angeles
Zip Code	91604

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Carpet
Interior Features	All Bedrooms Down
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 April 14th, 2025

Days on Market 29

Zoning LARE15

Short Sale N

RE / Bank Owned N

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