

# **\$1,249,900 - 1806 Genesee Avenue, Los Angeles**

MLS® #SR25166197

**\$1,249,900**

4 Bedroom, 2.00 Bathroom, 1,650 sqft

Residential on 0 Acres

N/A, Los Angeles,

**ELITE AND ESTEEMED PICFAIR VILLAGE -**  
Secure the neighborhoodâ€™s BEST  
PRICE-PER-SQUARE FOOT for BOTH the  
OVERSIZED 1,650 sq ft HOUSE and ONE OF  
THE LARGEST LOTS AT 5,293 sq ft. Four  
bedrooms, two bathrooms, and endless  
opportunity to make this home your own.

Perched proudly at the crest of the street, this home enjoys a lot size rarely available in Picfair Village. A lush, well-loved green lawn welcomes youâ€”a perfect playground for children and furry friendsâ€”while a long, inviting front porch offers something even rarer: real face-to-face connection with your community.

Inside, the living room is drenched in golden Los Angeles sunlight streaming through a commanding window. Angled soffits add architectural flair, and a classic fireplace sets the tone for warm, intimate gatherings. From here, the space flows into a cozy family roomâ€”a perfect retreat for movie nights or laid-back conversations.

Two bedrooms in a separate wing of the house share a renovated hallway bathroom, making them ideal for children, guests, or multi-generational living. The third bedroom, currently used as an office, and the master suite are privately positioned off the family room. The master suite enjoys direct backyard access, dual vanities, a walk-in tub, and ample



closet spaceâ€"your own private haven.

The kitchen stretches long and functional, with freshly painted cabinets, new flooring, and classic granite countertops. The raised dining area is perfect for lazy Sunday brunches and casual family meals. A dedicated laundry room tucked at the back completes the homeâ€™s functionality.

Step outside to one of the largest lots in the neighborhood. The one-car garage with an attached storage room offers endless potential: convert it to an ADU, create a bonus room, or restore it to a two-car garage. You also boast solar panels with a payment of \$172.05 per month.

Live the Picfair lifestyle: start your mornings with mimosas at Paper or Plastik CafÃ© or a handcrafted espresso from Madlab Coffee. Spend weekends exploring local favorites like My 2 Cents and Rosemary & Thyme, or pop over to The Grove, LACMA, or Beverly Hillsâ€"all just minutes away. Culver City and the beach? An easy 20-minute drive. This is Los Angeles living at its best.

Built in 1940

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SR25166197              |
| Price          | \$1,249,900             |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,650                   |
| Acres          | 0.12                    |
| Year Built     | 1940                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |

|                |                     |
|----------------|---------------------|
| Status         | Closed              |
| Listing Agent  | Julian Park         |
| Listing Office | Park Regency Realty |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1806 Genesee Avenue   |
| Area        | C16 - Mid Los Angeles |
| Subdivision | N/A                   |
| City        | Los Angeles           |
| County      | Los Angeles           |
| Zip Code    | 90019                 |

## Amenities

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| # of Garages   | 2    |
| View           | None |
| Pool           | None |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

## Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | All Bedrooms Down |
| Cooling           | Whole House Fan   |
| Fireplace         | Yes               |
| Fireplaces        | Living Room       |
| # of Stories      | 1                 |
| Stories           | One               |

## School Information

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

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 23rd, 2025 |
| Days on Market  | 26              |
| Zoning          | LAR1            |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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