

\$1,950,000 - 3545 Ashwood Avenue, Los Angeles

MLS® #SR25170154

\$1,950,000

3 Bedroom, 2.00 Bathroom, 1,401 sqft
Residential on 0 Acres

N/A, Los Angeles,

Welcome to your private oasis on one of the coveted Wood Streets of Mar Vista. As you step inside this turnkey, warm and inviting space, you'll immediately feel like you are home. Behind a sleek wall and mature ficus hedges, the property is framed by a magnificent willow tree that sets a magical tone from the moment you arrive. The spacious front yard is ideal for entertaining guests or enjoying your morning coffee. Craftsman-style details blend seamlessly with modern upgrades, including a smooth stucco exterior, newly refinished real hardwood floors, and fresh interior and exterior paint. The open-concept, two bedroom, one bath main house features a well-proportioned kitchen with new quartz countertops, sink/faucet and appliances. This flows naturally into the dining area, and on into a cozy living space anchored by a classic fireplace - perfect for those cool, foggy coastal evenings. Doors lead from the bedrooms to a newer rear lpe wood deck and private spa: a perfect retreat after a bike ride to the beach or an evening entertaining. There's also a grassy area offering plenty of space for a trampoline, pets, or simply soaking up the sun. Continuing to the rear of the property, a large, air conditioned, soundproof studio/office, ideal for musicians, podcasters, or creative professionals. Above the studio, a light-filled guest suite/rental unit features soaring ceilings, panoramic windows, a full bathroom, kitchenette, and views stretching to the ocean. Additional features include a



dedicated laundry room, EV charging outlet, multiple parking options (rear, front and driveway), storage shed, and thoughtful indoor/outdoor flow that captures the essence of California living. All of this is just minutes from Venice Beach, Silicon Beach and top-rated schools. Indulge in some boutique shopping on Abbot Kinney. Enjoy a walk to Blueys Cafe, Beethoven market or catch some live music at The Penmar. Don't miss your chance to call this Mar Vista gem home!

Built in 1940

Essential Information

MLS® #	SR25170154
Price	\$1,950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,401
Acres	0.11
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Michelle Butler
Listing Office	Engel & Volkers Westlake Village

Community Information

Address	3545 Ashwood Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Phone Connected
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Parking Spaces	2
Parking	On Street
Garages	On Street
View	Neighborhood
Pool	None

Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Sprinkler System, Back Yard, Front Yard
Windows	French/Mullioned
Roof	Shingle
Construction	Stucco
Foundation	Slab

Interior

Interior	Wood
Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Beamed Ceilings, Smart Home
Appliances	Refrigerator, Self Cleaning Oven, Electric Cooktop, Electric Oven, Freezer
Heating	Central
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning
# of Stories	2
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 2nd, 2025
Days on Market	37
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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