

# \$1,988,888 - 732 N Crescent Heights, Los Angeles

MLS® #SR25258067

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**\$1,988,888**

5 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Welcome to 732 & 734 N. Crescent Heights Blvd, a beautiful spanish style and cozy freshly painted Home, and a beautifully maintained unattached ADU in one of Los Angeles's most desirable neighborhoods in Beverly Grove / Beverly Hills Adjacent. With a Walk Score of 92, you're just steps away from premier dining, shopping, and entertainment along Melrose Ave, The Grove, and Beverly Center.

The front residence (732 N. Crescent Heights) showcases timeless charm and modern upgrades throughout its 3 bedrooms and 2 baths. The chef's kitchen features high-end Viking appliances, fresh interior paint, and hardwood floors that flow seamlessly through the light-filled living and dining areas. Enjoy the convenience of private laundry, a gated yard, and a long driveway leading to a three-car garage with ample parking.

The rear residence (734 N. Crescent Heights) offers exceptional flexibility with 2 bedrooms, 1 bath, its own laundry room, and a freshly painted interior - ideal for rental income, extended family, or a private home office setup.

This rare offering delivers the perfect combination of location, versatility, and investment potential - whether you're an owner-user seeking supplemental income or an investor looking for a strong long-term



asset.

Built in 1925

**Essential Information**

MLS® #	SR25258067
Price	\$1,988,888
Bedrooms	5
Bathrooms	4.00
Acres	0.15
Year Built	1925
Type	Residential Income
Sub-Type	Duplex
Style	Spanish
Status	Closed
Listing Agent	Sana Saleh
Listing Office	Rodeo Realty

**Community Information**

Address	732 N Crescent Heights
Area	C10 - West Hollywood Vicinity
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

**Amenities**

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Concrete, Door-Multi, Direct Access, Driveway, Electric Gate, Garage, Paved, Private, One Space
# of Garages	3
Garages	Concrete, Door-Multi, Direct Access, Driveway, Electric Gate, Garage, Paved, Private, One Space
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Security Gate, Smoke Detector(s)

**Exterior**

Exterior	Drywall, Unknown
Lot Description	ZeroToOneUnitAcre
Roof	Flat, Spanish Tile
Construction	Drywall, Unknown

### **Interior**

Interior	Tile, Wood
Interior Features	Pantry, Recessed Lighting, Unfurnished, All Bedrooms Down, Main Level Primary
Appliances	Dishwasher, Disposal, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	November 10th, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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