

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

MLS® #SR25258067

\$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'™ most desirable neighborhoods – 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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