

\$998,000 - 1745 College View Place, Los Angeles

MLS® #SW25178139

\$998,000

4 Bedroom, 3.00 Bathroom, 1,852 sqft

Residential on 0 Acres

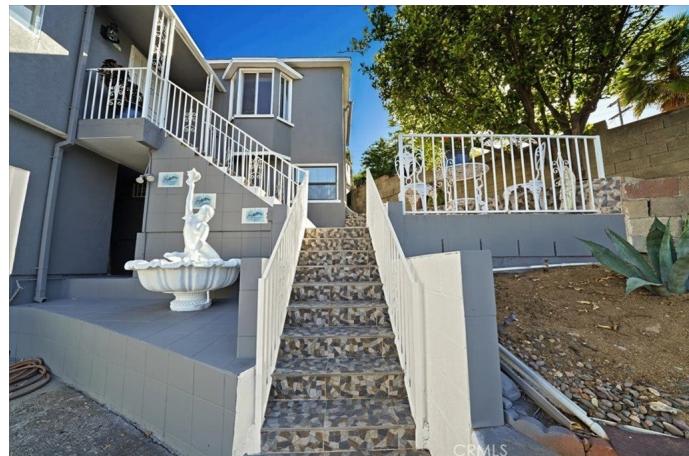
N/A, Los Angeles,

MULTIGENERATIONAL LIVING ON A HILLTOPâ€”VIEWS VIEWS VIEWS + ADU + HUGE LOT!

Freshly painted inside and out with a brand new garage door, this Eagle Rock gem offers incredible potential! Located on a private easement just minutes from Eagle Rock or York Blvd, DTLA, Pasadena, and Occidental College, youâ€™ll enjoy city convenience with hillside serenity. Only 8 miles to Downtown LA, 5 miles to Old Town Pasadena, and just blocks from Occidental College.

Inside, step into a bright and airy great room that seamlessly connects the living and dining areasâ€”highlighted by panoramic city and hillside views and stunning sunsets. The kitchen features granite countertops and a charming bay window that floods the space with natural light. Adjacent to the kitchen is a spacious breakfast nook with direct access to the backyard. This flexible space can easily transform into a home office, playroom, media room, or even a third bedroom. A convenient laundry room at the rear of the home also offers separate access to the backyard and patio area. The two generously sized bedrooms each feature en-suite bathrooms with tiled counters, creating private retreats for residents or guests.

Downstairs, youâ€™ll find a 632 sq ft ADU with its own private entrance. This thoughtfully



designed unit includes 2 bedrooms, 1 bathroom, an open-concept living/dining area, and a kitchen with maple cabinets. It also has its own laundry/utility room, offering true independence and privacy—ideal for extended family or rental income.

Step outside to your private covered patio, surrounded by mature fruit trees including lemons and guavas—perfect for relaxing or entertaining. The expansive lot provides abundant space for gatherings, parking, or even adding more ADUs to generate passive income. BONUS: garage has all utilities located right behind for easy conversion.

This rare property also includes an extra lot, giving you even more room to customize and expand.

Don't miss this opportunity—schedule a showing today and unlock the full potential of this unique hillside retreat!

Built in 1942

Essential Information

MLS® #	SW25178139
Price	\$998,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,852
Acres	0.27
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Vanessa Bradford
Listing Office	Link Brokerages

Community Information

Address	1745 College View Place
Area	618 - Eagle Rock
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90041

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	22
Parking	Driveway, Garage Faces Side, Paved, Private, Uncovered
# of Garages	2
Garages	Driveway, Garage Faces Side, Paved, Private, Uncovered
View	City Lights, Neighborhood, Panoramic, Hills
Pool	None

Exterior

Exterior	Copper Plumbing, Stucco
Lot Description	Irregular Lot, Paved
Windows	Bay Window(s)
Roof	Composition, Shingle
Construction	Copper Plumbing, Stucco

Interior

Interior	Tile, Laminate
Interior Features	Open Floorplan, Balcony, Breakfast Area, Granite Counters, Separate/Formal Dining Room
Appliances	Disposal, Gas Range, Range Hood
Heating	Fireplace(s), Forced Air, Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 7th, 2025
Days on Market	34
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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