

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

MLS® #SW25179819

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**\$998,000**

4 Bedroom, 3.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

MULTIGENERATIONAL LIVING ON A HILLTOP— 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, you™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 areas—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, you™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



privacyâ€”ideal for extended family or rental income. Step outside to your private covered patio, surrounded by mature fruit trees including lemons and guavasâ€”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. Donâ€™t miss this opportunityâ€”schedule a showing today and unlock the full potential of this unique hillside retreat!

Built in 1942

**Essential Information**

MLS® #	SW25179819
Price	\$998,000
Bedrooms	4
Bathrooms	3.00
Acres	0.27
Year Built	1942
Type	Residential Income
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, Paved, Private, Garage Faces Side, Uncovered
# of Garages	2
Garages	Driveway, Paved, Private, Garage Faces Side, Uncovered
View	City Lights, Hills, Neighborhood, Panoramic
Pool	None

## Exterior

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

## Interior

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

## Additional Information

Date Listed	August 7th, 2025
Days on Market	32
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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