

# \$785,000 - 1905 Boca Avenue, Los Angeles

MLS® #WS25105901

**\$785,000**

2 Bedroom, 1.00 Bathroom, 973 sqft

Residential on 0 Acres

N/A, Los Angeles,

Nestled in a coveted pocket of Hillside Village, this playful 1940's bungalow is beaming with personality and is impossible to resist. Framed by a shady tree, this 2 bed 1 bath home has a versatile downstairs room that offers space for an office or gym. A welcoming front porch and grassy front yard provide a sweet spot to sit and watch the neighbors as they stroll towards the park. Inside, the living room opens to the dining and features original hardwood floors and large sun-lit windows with garden views. The updated kitchen has newer cabinetry, quartz countertops, new appliances and a door that leads to the backyard. Down the hallway, a spacious bathroom with a new vanity and light fixture warms the space. Both bedrooms showcase hardwood floors, new windows and great views of the DTLA skyline and city lights. Downstairs, a permitted TV room can double as an office and provides access to the newly landscaped backyard. With multiple areas to entertain, the backyard is a haven for the avid gardener and offers potential for an ADU. Newly gated and fenced, the long driveway and 1 car garage provide ample parking and storage. Features include newly painted interior and exterior, new windows throughout, a new mini split, new interior doors, and new light fixtures. Come explore Hillside Village, a hidden gem surrounded by soft rolling hills and Ascot Hills Park, a 93 acre nature preserve with miles of hiking trails, skyline views of DTLA and excellent bird watching. Minutes to Cal State



LA, DTLA, Pasadena and USC Keck (Property is within the USC Neighborhood Homeownership Program). Don't miss this opportunity to move into this wonderful neighborhood

Built in 1942

## Essential Information

MLS® #	WS25105901
Price	\$785,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	973
Acres	0.11
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Maribel Benitez
Listing Office	Compass-Pasadena

## Community Information

Address	1905 Boca Avenue
Area	621 - El Sereno
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90032

## Amenities

Utilities	Sewer Connected, Water Connected
Parking Spaces	1
Parking	Driveway, Garage
# of Garages	1
Garages	Driveway, Garage
View	City Lights, Hills, Neighborhood
Pool	None

## Exterior

Lot Description Back Yard, Front Yard, Garden, Lawn, Landscaped

## Interior

Interior Laminate, Tile, Wood

Interior Features Eat-in Kitchen, Open Floorplan, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Galley Kitchen

Appliances SixBurnerStove, Refrigerator

Heating Electric, See Remarks

Cooling See Remarks

Fireplaces None

# of Stories 1

Stories One

## School Information

District Los Angeles Unified

## Additional Information

Date Listed May 6th, 2025

Days on Market 10

Zoning LAR1

Short Sale N

RE / Bank Owned N

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