

11533 National Blvd

Los Angeles, CA 90064

3
Beds

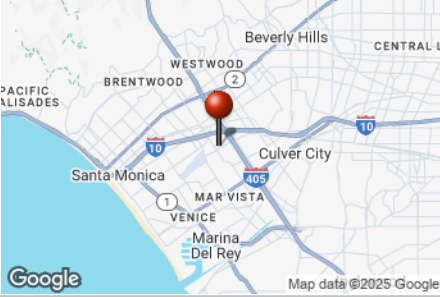

Baths 2.00
(2F 0T 0H 0Q)

1,253 Sqft
Vendor
Enhanced

Single Family

SP \$1,315,000

Sold



Area

7 West L.A.

Subdivision

Sold Price/SqFt

\$1,049.48

Lot Size

6,125/Vendor Enhanced

HOA Fee 1 & 2

MLS#

25564683

APN

4258-015-002

Directions: about a couple of blocks west of Sawtelle.

Remarks: Welcome to this vibrant and beautifully upgraded Mid-Century home located in the heart of West Los Angeles. Meticulously remodeled by a conscientious homeowner, this residence seamlessly blends classic design with modern comfort, offering a warm and inviting living experience in one of LA's most desirable neighborhoods. Set behind a charming white picket fence, this home radiates curb appeal and warmth from the moment you arrive. The front yard has been landscaped with drought-tolerant plants, adding beauty and function with minimal maintenance. In the rear, tall custom fencing provides privacy and a sense of seclusion in the backyard. Inside, you'll find a light and bright interior filled with natural light, restored hardwood floors, and cheerful mid-century charm throughout. The home features all new windows and custom shutters, elevating both style and energy efficiency. The seller hired an experienced and talented design team to infuse the home with a timeless California beach vibe, blending laid-back sophistication with vibrant, sunny accents. From the color palette to the finishes, every detail was chosen to reflect the spirit of Westside living, relaxed, stylish, and welcoming. The spacious living room flows effortlessly into the dining area and fully remodeled kitchen, which is equipped with stainless steel appliances, a dishwasher, microwave, and generous cabinetry. The layout is open and ideal for both everyday living and entertaining, with thoughtful upgrades throughout. Central heating and air conditioning are controlled by a Nest thermostat, and the home includes smart features like Alexa integration, a smart lock entry system, and high-speed Wi-Fi. This single-level residence offers three bedrooms and two fully remodeled bathrooms. The primary suite includes a private en-suite bath and direct access to the backyard through a side door, while the hallway bathroom features clean, modern finishes and a tub-shower combination. A dedicated indoor laundry room includes a side-by-side washer and dryer, along with extra storage space for added convenience. Step into the beautifully landscaped backyard private retreat perfect for entertaining, relaxing, or simply enjoying the outdoors. A tiled patio area provides the ideal setting for outdoor dining, while mature landscaping, a grassy lawn, and a vintage-style outdoor soaking tub add unique character and charm. The entire property is enclosed with tall, custom fencing for a peaceful and secure environment. Room for RV parking or adding an ADU.

Agent Remarks: \$100,000 Reduction 9-2-2025. Seller says sell. Excellent price!!! NO SIGN ON PROPERTY. Keyless entry, call Agent. Furnishings available. There is an un-permitted family room of about 300 square feet that appears to be built to code but buyer to do their own independent investigation. See the flyer in the docs section.

🏠 Structure Info		📍 Land/Lot Info		📄 Contract Info		DOM 42
Year Built/Source	1951/Vendor Enhanced	Zoning	LAR1	List Date	08-12-2025	
View	No	Land Type		List Price	\$1,325,000	
Stories	1	Land Lease Purchase		Orig List Price	\$1,499,000	
Guest House	None	Horse Property		Status Date	11-07-2025	
PUD	No	Lot Acreage	0.141	Sale Type	Standard	
Sewer		Special Zone		Listing Type	Exclusive Right	
Style	California Bungalow	Addl Parcel		Disclosure	None	
				Seller Concessions?	Yes	
				Co-Ownership	No	
👥 Community/Development		🚗 Parking Details		📄 Sale/Sold Info		
Tax Mello Roos		Parking Type	Door Opener, RV Access, Detached, Garage - 2 Car	Contract Date	10-13-2025	
Complex/Assoc Name		Total Spaces	4	Sold Date	11-07-2025	
Assoc Amenities		Covered Spaces	2	Sold Price	\$1,315,000	
Assoc Fees Include		Uncovered Spaces	2	Sale Terms		
Assoc Pet Rules		Garage Spaces	1	Sold Price/SqFt	\$1,049.48	
Community Features		Carport Spaces		SP/LP	99.25%	
Rental Restrictions				Concessions Amount		
Short Term Rentals						
Short Term Rental Duration						

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
Furnished	Furnished	Spa	None
AC/Cooling	Air Conditioning, Central	Tennis/Courts	None
Heating	Central	Roofing	Composition Shingle
Flooring	Wood, Tile	Fence	Wood
Equip/Apppl	Dryer, Washer, Refrigerator, Range/Oven, Garbage Disposal		
Laundry	Laundry Area		
Derrick Ruiz eXp Realty of Greater Los Angeles DRE#: 02188471 Seller's Agent1 CALDRE#: 00919713		Maurice Bell Maurice Bell DRE#: 02119864 Buyer's Agent1 CALDRE#: 02119864	
Phone / Cell	p: 424-240-9319 / c: 310-308-3174	Phone / Cell	p: 210-527-7192 / c: 210-527-7192
Email	derrick.ruiz@eXpRealty.com	Email	MoBellRealtor@gmail.com
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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2025 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CALDRE# 00919713

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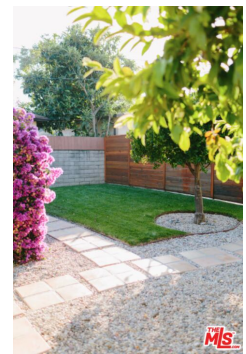
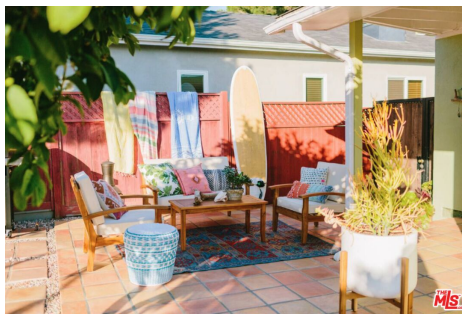
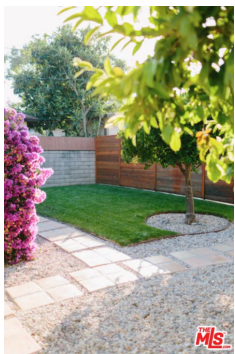
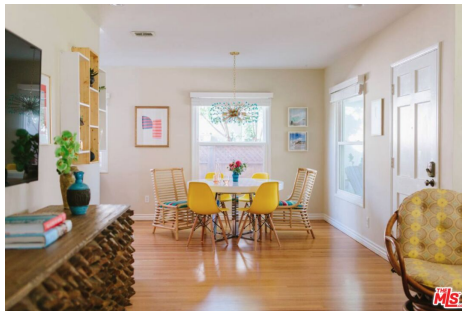
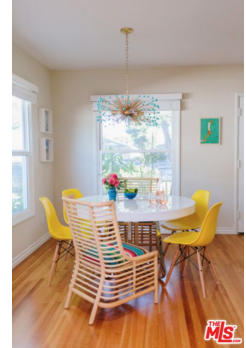
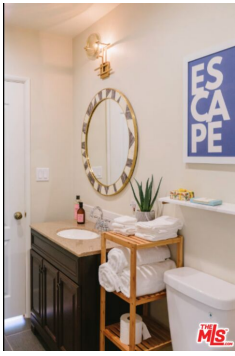
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