

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	
Year Built/Source	1951/Vendor Enhanced
View	No
Stories	1
Guest House	None
PUD	No
Sewer	
Style	California Bungalow

Land/Lot Info	
Zoning	LAR1
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.141
Special Zone	
Addl Parcel	

Contract Info	
List Date	08-12-2025
List Price	\$1,325,000
Orig List Price	\$1,499,000
Status Date	11-07-2025
Sale Type	Standard
Listing Type	Exclusive Right
Disclosure	None
Seller Concessions?	Yes
Co-Ownership	No

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details	
Parking Type	Door Opener, RV Access, Detached, Garage - 2 Car
Total Spaces	4
Covered Spaces	2
Uncovered Spaces	2
Garage Spaces	1
Carport Spaces	

Sale/Sold Info	
Contract Date	10-13-2025
Sold Date	11-07-2025
Sold Price	\$1,315,000
Sale Terms	
Sold Price/SqFt	\$1,049.48
SP/LP	99.25%
Concessions Amount	

Interior Features	
# Fireplaces/Details	None
Furnished	Furnished
AC/Cooling	Air Conditioning, Central
Heating	Central
Flooring	Wood, Tile
Equip/Appl	Dryer, Washer, Refrigerator, Range/Oven, Garbage Disposal
Laundry	Laundry Area

Exterior Features	
Pool	No
Spa	None
Tennis/Courts	None
Roofing	Composition Shingle
Fence	Wood

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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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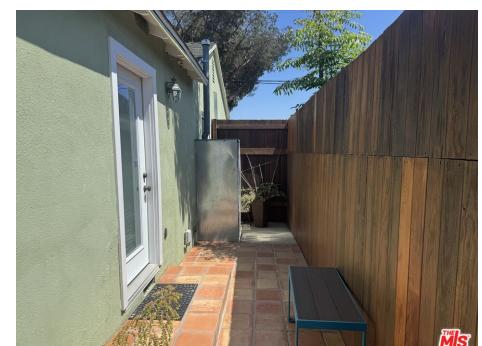
3
Beds

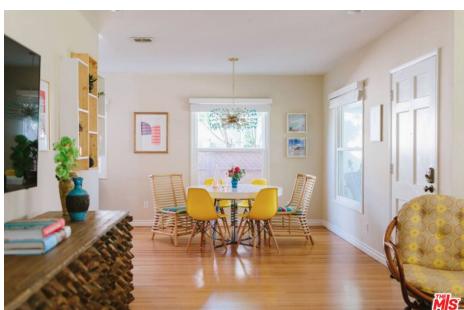
Baths 2.00
(2F 0T 0H 0Q)

1,253 Sqft
Vendor
Enhanced

Single Family
SP \$1,315,000

 Sold







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