

AVENUE HOMES

2304 VESTAL AVENUE
LOS ANGELES CA 90026

Offered at \$1,350,000

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3 bedrooms



2.5 bathrooms

- \ 2,485 SQ FT
- \ 7,500 SQ FT Lot
- \ Zoned R2-1VL
- \ Idaho Lodgepole Pine Wood
- \ Remodeled Kitchen
- \ Appliances Included
- \ Large Deck With Treetop And DTLA Views
- \ Empty Parcel For Limitless Possibilities For Redevelopment
- \ Solar System On The Roof
- \ Close To The Sunset Junction (Restaurants, Bars and Shops)

EXPLORE THIS HOME

This unique home is the perfect peaceful retreat in the heart of Elysian Heights. Situated on an expansive corner lot and constructed of solid Idaho Lodgepole pine, this gorgeous home features 2,485 square feet of living space, including 3 bedrooms and 2.5-bathrooms.

The impressive two-story atrium sets the tone for the home with soaring ceilings and generous skylight providing beautiful natural light throughout the home. The remodeled kitchen on the main floor includes a 5-burner gas stove and oven, dishwasher and stainless-steel refrigerator. Relax and entertain on the enormous deck which boasts treetop and DTLA views and that overlooks an additional empty lot. The empty parcel boasts limitless possibilities for redevelopment from a grassy dog run for the pups, ample play space for the kids, pool or even the construction of a standalone residence or accessory dwelling unit. Zoned R2-1VL, the possibilities to repurpose the property are endless.



Lot size and orientation provide for unblocked views of downtown Los Angeles. Located adjacent to the very desirable Silver Lake and Echo Park neighborhoods, this home boasts convenient access to the Westside and is within easy proximity to studios in Burbank and Hollywood. This is the perfect location for anyone in the entertainment or tech industries.

As an added bonus for the eco-conscious buyer, this home comes equipped with a solar system on the roof, which affords significant savings on your monthly electric bill. Settle in as-is or use your imagination to take it to the next level.

All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information and estimations should be independently reviewed and verified for accuracy. Due diligence is buyer responsibility.

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