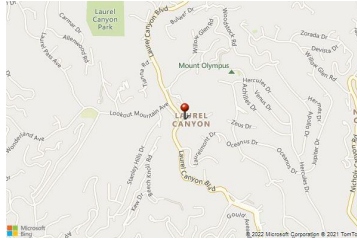




**1** 2354 Laurel Canyon Blvd  
Los Angeles CA 90046

**4** Beds  
**Baths 3.00**  
(3F 0T 0H 0Q)  
**2,339 Sqft**  
Appraiser

Single Family  
**LP: \$1,750,000**



<b>Area</b>	3 Sunset Strip - Hollywood Hills West
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$748.18
<b>Lot Size</b>	7,015/Vendor Enhanced
<b>HOA Fee 1 &amp; 2</b>	
<b>MLS#</b>	22-183093
<b>APN</b>	5565-017-034

**OPEN HOUSE**  
07/28/2022 (12:00PM-2:00PM)  
07/30/2022 (1:00AM-3:00PM)

**Directions :** From Laurel Canyon Boulevard turn on to Jovenita Canyon Drive, turn left on to private drive.  
**Remarks :** Turn-key 4 bedroom + 3 bath Laurel Canyon home with parking for SIX cars! Excellent potential for multigenerational living, rental income, or work from home situation. Two full homes with separate entrances. 3 bed + 2 bath upstairs, 1 bed + 1 bath downstairs. Two separate kitchens, laundry, and living areas. Oversized two-car garage, plus dedicated parking area for an additional four cars. Property was completely rebuilt in 2008. More recent renovations include: lower level new bathroom, floors, and sliding doors, new shutters throughout, recently landscaped backyard with terraced garden, double paned windows, wired sound-system throughout house, dual tankless water heaters, newer engineered hardwood/ceramic floors, coffered ceilings, crown molding, dual masters.  
**Agent Remarks :** Open house scheduled: Thursday, July 28 12-2pm; Saturday, July 30 1-3pm; Sunday July 31 1-3pm.  
**Showing Remarks :** Supra on water pipe near stairs, key will open lower level door on south side of property behind garage.

<b>Structure Info</b>		<b>Land/Lot Info</b>		<b>Contract Info</b> <span style="float: right;"><b>DOM 1</b></span>	
<b>Year Built/Source</b>	2008 / Seller	<b>Zoning</b>	LARE40	<b>List Date</b>	07-26-2022
<b>View</b>	Canyon, Mountains	<b>Land Type</b>		<b>List Price</b>	\$1,750,000
<b>Stories</b>	2	<b>Land Lease Purchase</b>		<b>Orig List Price</b>	\$1,750,000
<b>Guest House</b>	Attached	<b>Horse Property</b>		<b>Status Date</b>	07-26-2022
<b>PUD</b>	No	<b>Lot Acreage</b>	0.161	<b>Change Date/Type</b>	07-26-2022 / New Listing
<b>Sewer</b>	In Street	<b>Special Zone</b>		<b>Sale Type</b>	Standard
<b>Style</b>	Traditional	<b>Addl Parcel</b>		<b>CSO</b>	2.5%
				<b>Listing Type</b>	Exclusive Agency
				<b>Disclosure</b>	None

<b>Community/Development</b>		<b>Parking Details</b>		<b>Q Showing Info</b>	
<b>Tax Mello Roos</b>		<b>Parking Type</b>	Garage - 2 Car, Garage Is Attached, Parking for Guests	<b>Occupancy/Show</b>	Supra Lock Box, Text LA 1, Text LA 2
<b>Complex/Assoc Name</b>		<b>Total Spaces</b>	6	<b>Contact Name</b>	
<b>Assoc Amenities</b>		<b>Covered Spaces</b>		<b>Contact Phone</b>	
<b>Assoc Fees Include</b>		<b>Uncovered Spaces</b>	4	<b>Occupant Type</b>	Vacant
<b>Assoc Pet Rules</b>		<b>Garage Spaces</b>	2	<b>Lockbox Location</b>	Water Pipe
<b>Community Features</b>		<b>Carport Spaces</b>		<b>Lockbox Type</b>	Supra
<b>Rental Restrictions</b>				<b>Gate Code</b>	
<b>Short Term Rentals</b>					
<b>Short Term Rental Duration</b>					

<b>Interior Features</b>		<b>Exterior Features</b>	
<b># Fireplaces/Details</b>	1 / Family Room	<b>Pool</b>	No
<b>Furnished</b>	Unfurnished	<b>Spa</b>	None
<b>AC/Cooling</b>	Air Conditioning, Multi/Zone, Dual, Ceiling Fan	<b>Tennis/Courts</b>	None
<b>Heating</b>	Central	<b>Roofing</b>	Asphalt Shingle
<b>Flooring</b>	Ceramic Tile, Engineered Hardwood	<b>Fence</b>	Wrought Iron, Wood
<b>Laundry</b>	Laundry Area, On Upper Level, Laundry Closet Stacked, In Closet, Inside		
<b>Equip/Appl</b>	Alarm System, Dishwasher, Range/Oven, Ceiling Fan, Dryer, Freezer, Refrigerator, Central Vacuum, Microwave, Stackable W/D Hookup, Gas Or Electric Dryer Hookup, Garbage Disposal, Washer		

KATRINA BONAFEDE TRELORA REALTY, INC.   DRE#: 02161567 LA1   CALDRE#: 01870744		DILLON FLOYD TRELORA REALTY, INC.   DRE#: 02161567 LA2   CALDRE#: 02092227	
<b>Phone/Cell</b>	p: 323-896-7288 / c: 323-896-7288	<b>Phone/Cell</b>	p: 323-854-6990 / c: 323-854-6990
<b>Email</b>	Katrina.Bonafede@Trelora.com	<b>Email</b>	Dillon@Trelora.com
<b>Office Phone</b>	p: 916-957-5700	<b>Office Phone</b>	p: 916-957-5700

**NOTICE:** Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.

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 © 2022 by TheMLS™. Information deemed reliable but not guaranteed. **Presented by:** Kyu Chung CALDRE#:02032722 | DMCA