



2275 Lake Shore Ave

Los Angeles (City), CA 90039

<b>\$848,900</b>	<b>2</b>	<b>1</b>	<b>—</b>
Listed at Price	Beds	Bath	Sq. Ft.
Redfin Estimate: \$913,391 On Redfin: 34 days			
Status: Pending			



Street View

Sale Pending

The seller has accepted an offer, and the property is now pending or under contract.

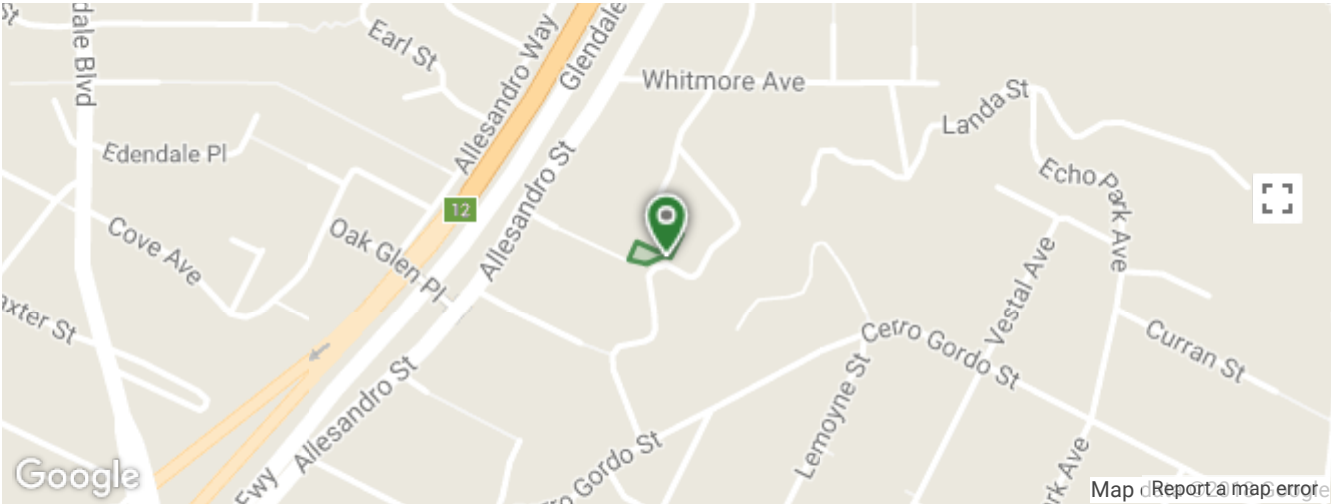
On the crest of Echo Park Hills rests a 1920's Storybook Spanish tucked behind an unassuming fence and 1 car garage. As one begins to descend steps toward the cottage one is taken in by the beauty of the park-like grounds offering every entertainment possibility. An

Continue reading ▼

5/14/2018

2275 Lake Shore Ave, Los Angeles (City), CA 90039 | MLS# 18-328826 | Redfin

Property Type	Residential, Single Family
Style	Spanish
View	City, Park/Green Belt, Hills, Mountain
Community	Silver Lake/Echo Park
County	Los Angeles
MLS#	18-328826
Built	1929
Lot Size	8,737 square feet



Map Nearby Homes For Sale

Expand Map

Street View

Directions

Listed by Steven Kowall • Triumphant Properties • BRE #01027461

Last updated 7 minutes ago • Source: TheMLS

\$4,455 per month

30 Year Fixed, 4.400% Interest ⓘ

Principal and Interest	\$3,4
Property Taxes	\$8
Homeowners' Insurance	\$:

Home Price

\$848,900
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Down Payment

\$169,780	20%
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[Customize Calculations](#) [Compare Mortgage Rates](#)

Nearby Similar Homes

Property Details for 2275 Lake Shore Ave

Interior Features

Bathroom Information

- # of Baths (Full): 1

Kitchen Information

- Built-In Barbeque, Microwave, Electric, Gas

Additional Rooms

- Dining Room, Workshop, Bonus Room, Den/Office, Living Room

Equipment

- Dryer, Refrigerator, Washer
- Cable TV

Laundry Information

- Laundry Room

**Fireplace Information**

- Has Fireplace
- In Living Room

**Interior Features**

- Hardwood Floors

**Heating & Cooling**

- Gravity Heating
- No Cooling

**Parking / Garage, Location Details, Listing Information****Parking Information**

- # of Parking Spaces (Total): 1
- # of Covered Spaces: 1
- Parking Type: Garage (Single Door)

**Location Information**

- Driving Directions: Top of Alvarado, right on Cerro Gordo, left on Lake Shore

**Listing Information**

- Listing Terms: Other
- Buyer Financing: Other

**Exterior Features****Pool & Spa Information**

- Has Spa
- Above Ground Spa

**Building Information**

- Total Floors: 2

**Property / Lot Details****Property Features**

- Covered Porch, Open Patio
- Guest House (Attached)
- Has View

Lot Information

- Lot Size (Sq. Ft.): 8,737
- Lot Size Source: Vendor Enhanced
- Fenced Yard
- Zoning: LAR1

Property Information

- Detached/No Common Walls
- Tax Parcel Number: 5443002022

Details provided by TheMLS and may not match the public record. [Learn more.](#)

Redfin Tour Insights for 2275 Lake Shore Ave

No Tour Insights on This Listing

We haven't left any insights about this home yet, but as soon as we do, we'll leave our thoughts here

Redfin Estimate for 2275 Lake Shore Ave

\$913,391

+\$64K over list price of \$849K [Show History](#)

Estimate based on these recent sales. 

Property History for 2275 Lake Shore Ave

Date	Event & Source	Price
Apr 27, 2018	Pending	—
Apr 20, 2018	Pending (Backup Offers Accepted)	—
Apr 11, 2018	Listed (Active)	\$848,900
Mar 30, 1999	Sold (Public Records)	\$289,000
Feb 9, 1999	<a href="#">Delisted</a>	—
Jan 18, 1999	<a href="#">Listed</a>	**

For completeness, Redfin often displays two records for one sale: the MLS record and the public record. [Learn More.](#)

\*\* Price available after [signing in](#).

Public Facts for 2275 Lake Shore Ave

Taxable Value

Land	\$217,472
Additions	\$172,895
Total	\$390,367

Tax Record


2017	\$4,731
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Home Facts

Beds	
Baths	
Finished Sq. Ft.	9,000
Unfinished Sq. Ft.	
Total Sq. Ft.	9,000
Stories	
Lot Size	8,737 Sq. Ft.
Style	Single Family Resider
Year Built	1960
Year Renovated	1960
County	Los Angeles Cou
APN	54430020

Home facts updated by county records on May 12, 2018.

Activity for 2275 Lake Shore Ave

<div> 1946 Views</div>	<div> 104 Favorites</div>	<div> 7 X-Outs</div>	<div> 0 Redfin Tours</div>
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Schools

Serving This Home    Elementary Schools    Middle Schools    High Schools


School Name	GreatSchools Rating	Distance
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School Name	GreatSchools Rating	Distance
Allesandro Elementary School Public • K to 6 • Serves this home Parent Rating: ★★★★★ <a href="#">See homes this school serves</a>	8	0.5 mi
Irving Steam Magnet Public • 6 to 8 • Serves this home Parent Rating: ★★★★★ <a href="#">See homes this school serves</a>	6	1.6 mi
Puc Early College Academy For Leaders And Scholars (ecals) Charter • 9 to 12 • Serves this home Parent Rating: n/a <a href="#">See homes this school serves</a>	6	1.0 mi
School data provided by <a href="#">GreatSchools</a> . School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.		

## Neighborhood Info for 2275 Lake Shore Ave

California > Los Angeles > Greater Echo Park Elysian


### Transportation in Greater Echo Park Elysian



47 / 100

Car-Dependent


Walk Score®



40 / 100

Some Transit

Transit Score®



23 / 100

Somewhat Bikeable

Bike Score®

This area is **car dependent** — most errands require a car. **Transit is available**, with a few nearby public transportation options. There is a **minimal amount of infrastructure for biking**.

### Greater Echo Park Elysian Real Estate Sales (Last 30 days)

	Median List Price	\$1,069,443	Avg. # Offers	4.0
	Median \$ / Sq. Ft.	\$629	Avg. Down Payment	20.0%

Median Sale / List

105%

# Sold Homes

22

**What It Takes to Win an Offer near [Greater Echo Park Elysian](#)****~\$700K Offer**

5 Weeks Ago

1 Beds, 1 Baths, ~750 Sq. Ft. House

**Offer Not Accepted — Sold for \$700K**

7%

Over List Price

9

Days on market

7

Competing offers

&lt;10%

Down Payment

Fierce competition with 7 other offers. Waived loan and appraisal contingency and dramatically shortened the inspection period but did not win the home because of a...

[More](#)[Linda Manheim](#)

Redfin Agent

**~\$1M Offer**

8 Weeks Ago

3 Beds, 3 Baths, ~2,000 Sq. Ft. House

**Offer Not Accepted — Sold for \$1M**

2%

Over List Price

13

Days on market

—

Competing offers

~40%

Down Payment

The sellers were looking for a higher price and our buyers decided that instead of increasing the offer they opted for another property.

[Michael Drylie](#)

Redfin Agent

**~\$900K Offer**

11 Weeks Ago

3 Beds, 2.5 Baths, ~1,750 Sq. Ft. Townhouse

**Winning Offer**



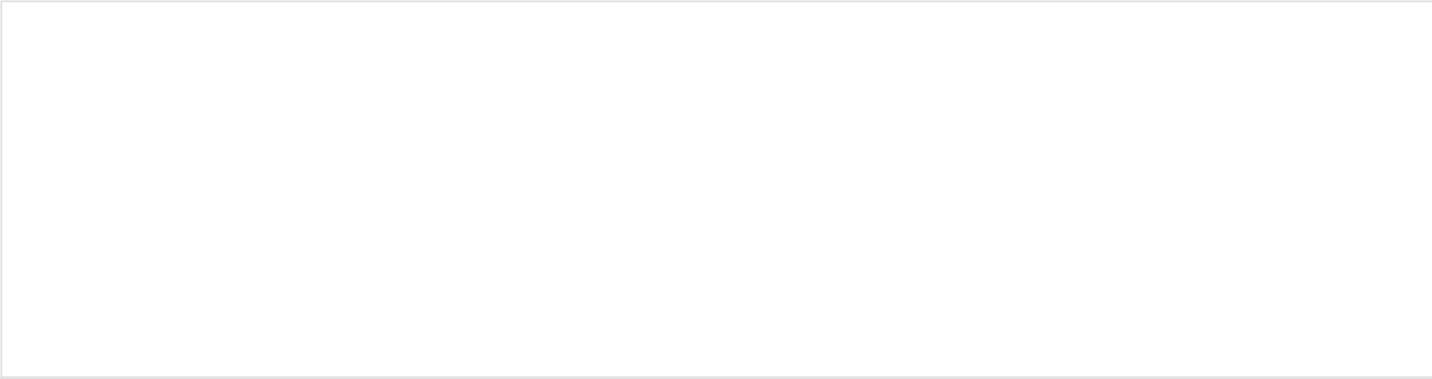
We attended the grand opening event for this new development on the edge of DTLA/Echo Park. Selecting the unit within the first two hours, it is fairly competitive to be...  
[More](#)

Frank Byrd  
Redfin Agent

Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
Elysian Heights	\$1,037,000	\$685	99.8%
Central LA	\$1,199,000	\$657	100.7%
Greater Echo Park Elysian	\$1,011,928	\$600	101.7%
90039	\$1,150,000	\$753	104.8%
Los Angeles	\$799,999	\$473	100.9%
Los Angeles County	\$699,000	\$420	100.6%

\$/Sq. Ft. Houses in 90039



Similar Homes to 2275 Lake Shore Ave

Nearby Homes for Sale

OPEN TUE, 11AM TO 2PM

0.5  
mi.

\$995,000

2437 Lake View Ave  
Los Angeles (City), CA 90039

3    3    2,01  
Beds   Baths   Sq. F

OPEN SUN, 1PM TO 4PM

1.1  
mi.

\$1,400,000

3132 Silverado Dr  
Los Angeles, CA 90039

2    1.5    1,32  
Beds   Baths   Sq. F

0.9  
mi.

\$949,000

1548 Lemoyne St  
Los Angeles (City), CA 90026

3    1.75    1,00  
Beds    Baths    Sq. F

OPEN SUN, 2PM TO 4PM

0.1  
mi.

\$1,145,000

1964 Landa St  
Los Angeles (City), CA 90039

3    2    1,20  
Beds    Baths    Sq. F

HOT HOME

0.7  
mi.

\$1,100,000

2484 Armstrong Ave  
Los Angeles, CA 90039

3   2   1,711  
Beds   Baths   Sq. ft.

ACCEPTING BACKUP OFFERS

0.4  
mi.

\$849,000

2127 Princeton Ave  
Echo Park, CA 90026

2   1   86  
Beds   Baths   Sq. ft.

Homes similar to 2275 Lake Shore Ave are listed between \$675K to \$1,400K at an average of \$790 per square foot.

Nearby Sold Homes

5/14/2018

2275 Lake Shore Ave, Los Angeles (City), CA 90039 | MLS# 18-328826 | Redfin

SOLD 12/20/17

1.2  
mi.

★ \$1,300,000  
1850 Maltman Ave  
Los Angeles (City), CA 90026

2 1 1,17  
Beds Baths Sq. ft.

SOLD 3/06/18

0.4  
mi.

\$850,000  
2130 Apex Ave  
Los Angeles (City), CA 90039

3 1.75 1,15  
Beds Baths Sq. ft.

5/14/2018

2275 Lake Shore Ave, Los Angeles (City), CA 90039 | MLS# 18-328826 | Redfin

SOLD 12/22/17

0.2  
mi.

\$696,400

2302 Loma Vista Pl  
Los Angeles (City), CA 90039

1 1 75  
Beds Baths Sq.

SOLD 1/29/18

1.1  
mi.

\$865,000

3127 Hollydale Dr  
Los Angeles (City), CA 90039

3 1 1,200  
Beds Baths Sq. Ft.

\$712,500

2817 North Coolidge Ave

Los Angeles (City), CA 90039

3

1

93

Beds

Baths

Sq.

SOLD 3/16/18

1.1  
mi.

\$1,201,000

1710 Redcliff St

Los Angeles (City), CA 90026

2

1

1,06

Beds

Baths

Sq. F

Nearby homes similar to 2275 Lake Shore Ave have recently sold between \$696K to \$1,344K at an average of \$905 per square foot.

## More Real Estate Resources

### Neighborhoods

- Playa del Rey
- Playa Vista
- Mar Vista

[Westchester-Playa Del Rey](#)[Westchester](#)[Venice Beach](#)[Show More](#) ▼

## Nearby Cities

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## New Listings in 90039

[3132 Silverado Dr](#)[2708 Newell St](#)[2979 Ingledale Ter](#)[3411 Tyburn St](#)[2437 Lake View Ave](#)[3213 Perlita Ave](#)[Show More](#) ▼

2275 Lake Shore Ave is a house in Los Angeles (City), CA 90039. This house sits on a 8,737 square foot lot and features 2 bedrooms and 1 bathroom. This house has been listed on Redfin since April 11, 2018 and is currently priced at \$848,900. This property was built in 1929. Based on Redfin's Los Angeles (City) data, we estimate the home's value is \$913,391, which



is 7.6% more than its current list price. Comparable nearby homes include [2228 Loma Vista Pl](#), [2204 Tom Mix Rd](#), and [1936 Sunflower Ave](#). Nearby schools include Baxter Montessori School, Elysian Heights Elementary School and St Teresa Of Avila School. The closest grocery stores are ECHO PARK MARKET, Little Grocery Market and Whole Foods Market 365. Nearby coffee shops include Pollen, Silverlake Coffee and Valerie Echo Park. Nearby restaurants include Spain Restaurant, Gingergrass Silverlake and Jack in the Box. 2275 Lake Shore Ave is near Elysian Park Expansion, Tommy Lasorda Field of Dreams and Elysian Valley Recreation Center. There are minimal bike lanes and the terrain has very steep hills. 2275 Lake Shore Ave is somewhat bikeable, there is minimal bike infrastructure. This address can also be written as 2275 Lake Shore Avenue, Los Angeles (City), California 90039.

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 California BRE #01521930

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GreatSchools Ratings provided by [GreatSchools.org](#).