



**\$1,749,900**

## **9315 CATTARAUGUS AVE, LOS ANGELES, LOS ANGELES, CA, CA, US, 90034**

<https://pacificplayarealty.com>

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active

Rare Beverlywood-vicinity opportunity featuring a charming main residence plus a detached, permitted, furnished studio ADU on a generous lot in a desirable Westside location. The main house offers 2 bedrooms plus a flexible office/bonus room, remodeled kitchen and bathroom, hardwood floors, abundant natural light, and an open layout that creates comfortable indoor-outdoor flow. The detached, [...]

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### **Rooms**

**Rooms:** Walk-In Closet, Walk-In Pantry, Patio Covered, Study/Office, Studio, Primary Bedroom, Entry, Family Room, Guest House, Great Room, Living Room, Dining Room

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### **Building Details**



**Listing Area:** Beverlywood Vicinity

**Sewer:** In Street

**Flooring:** Hardwood, Tile

**Building Type:** Detached

**Parking Garage:** Driveway

## Amenities & Features

**Heating:** Natural Gas, Electric

**Water:** Water District

**CookingAppliances:** Cooktop - Electric, Range Hood

**Furnished:** Unfurnished

**Levels:** One Level

**Pool:** No

**Cooling:** None

**Fireplaces:** 1

**Interior Features:** Drywall Walls

