



7732 WESTLAND

7732 WESTLAND AVE, NORTH HOLLYWOOD, CA 91605-2235

\$1,145,000

CRMLS

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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HOLLYWOOD, CA 91605-2235

Exceptional opportunity featuring two homes on one lot! Welcome to 7732 Westland Ave (main residence) and 7753 El Caprice Ave (fully permitted ADU), offering versatility for multi-generational living or income potential. The main home features 2 bedrooms and 2 bathrooms, complemented by an upgraded kitchen and baths, warm wood flooring, and a cozy fireplace. Thoughtfully designed, it blends comfort with modern touches throughout. The detached ADU offers 1 bedroom, 1 bathroom, a full kitchen, and a spacious living area. Fully turnkey, it includes upgraded finishes, a mini-split heating and cooling system, and its own laundry area—ideal for rental income or private guest quarters.

**Age: Over 50 Years Old,
Sewer: Public**

\$1,145,000



CRMLS

Situated on a generous corner lot, each home enjoys its own private entrance and separate outdoor living spaces, enhancing both privacy and functionality. The grounds are designed for relaxation and entertaining, featuring a covered patio, multiple wood decks, and a tranquil koi pond. Additional highlights include soft-close cabinetry, stainless steel appliances, upgraded countertops, ceiling fans, tankless water heaters, partial block wall fencing, and a newer roof (2020). A seismic retrofit was completed in 2008 for added peace of mind. This unique property combines flexibility, privacy, and thoughtful upgrades—an ideal opportunity for homeowners and investors alike.



