

# **\$2,445,000 - 2225 Roscomare Road, Los Angeles**

MLS® #24395117

---

## **\$2,445,000**

3 Bedroom, 2.00 Bathroom,  
Residential on 0 Acres

N/A, Los Angeles,

An exceptionally inviting, Ranch Style Home is waiting for you in upper Bel Air! This light & bright 3 bedroom/2 bath retreat blends timeless design with modern touches. The clean lines and open floor plan boast hallmarks of simple design with wood floors throughout the home and a unique two-sided brick fireplace that opens to the living and den areas. Your living room has amazing high-pitched ceilings with classic wood beams, sun drenched skylights, recessed lighting and a charming wood burning fireplace. Both your formal dining room and den transition seamlessly into your kitchen with breakfast area and countertop sitting area. The integrity of the design remains faithful, including the updates to bathrooms with custom, top of the line fixtures, stone surfaces, and hand-crafted vanities. With a seamless transition between indoor and outdoor living, enjoy a dip in your updated saltwater swimming pool with dual waterfalls and jacuzzi with Pebble Tec coating.

Numerous private outdoor entertainment areas include fire pit and gas barbecue areas, all perfect for entertaining. In addition, the lovely backyard is surrounded by potted red plum, lemon, fig and persimmon trees. The garage has been converted to an office and a gym area. Home features central air-conditioning/heating and alarm system. This is one of those amazing homes that can be enjoyed as-is or easily taken to the next level to be a one-of-a-kind masterpiece. Short distance from the coveted, award-winning



Roscomare Road Elementary School with centralized access to the Westside, Valley and freeways. Don't wait to take advantage of the peace and serenity of this incredible home.

Built in 1952

**Essential Information**

MLS® #	24395117
Price	\$2,445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Acres	0.23
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	David Pinkham
Listing Office	Pinkham Estates Realty

**Community Information**

Address	2225 Roscomare Road
Area	C04 - Bel Air - Holmby Hills
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90077

**Amenities**

Parking Spaces	2
View	Canyon
Has Pool	Yes
Pool	In Ground, Salt Water, Waterfall

**Exterior**

Exterior Features	Fire Pit, Brick Driveway
-------------------	--------------------------

**Interior**

Interior	Carpet, Wood
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	May 22nd, 2024
Days on Market	135
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 29th, 2025 at 2:56pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.