

# \$1,690,000 - 1044 Gramercy Drive, Los Angeles

MLS® #25487637

**\$1,690,000**

4 Bedroom, 3.00 Bathroom, 2,344 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome home to this beautifully maintained Craftsman, perfectly situated with views of Downtown Los Angeles. Effortlessly blending classic charm with modern convenience, this property offers thoughtful features designed to suit any lifestyle. At the heart of the home is the updated chef's kitchen, equipped with top-of-the-line stainless steel Thermador appliances, including a professional-grade oven and gas range, refrigerator with ice maker, dishwasher, and microwave. The kitchen seamlessly opens to the dining room, creating a warm and inviting space perfect for sharing meals and making memories with family and friends. For added convenience, a modern full-size washer and dryer set is also included, making everyday tasks a breeze. As you move through the home, its timeless elegance becomes evident. Gleaming oak and maple wood flooring, paired with designer wallpaper from Bradbury & Bradbury and Phillip Jeffries, create a refined yet inviting ambiance. Crown molding and recessed lighting add to the sophisticated aesthetic, while a beautifully crafted stairway serves as a charming focal point. The first floor also features a dedicated office or study, thoughtfully positioned to provide a quiet and versatile space ideal for remote work, reading, or creative projects. Upstairs, the home boasts four generously sized bedrooms and two remodeled bathrooms, providing ample space. On the first floor, a powder room adds further convenience. Additionally, the home



includes a large closet under the stairs and a basement that can be used for extra storage. Outside, the private backyard transforms into a peaceful oasis designed for relaxation and entertaining. A covered patio provides the perfect spot for outdoor meals or hosting gatherings, surrounded by lush fruit trees, including oranges, lemons, and pomegranates, offering natural beauty and charm. Meanwhile, the finished garage offers exceptional versatility, featuring a/c, heat, a sink, a bathroom, and a Murphy bed. Whether used as an office, guest quarters, or creative studio, the space adapts to your needs, with a quarter of the garage thoughtfully designated for separate storage. For added peace of mind, the home comes equipped with a wired alarm system, while its eco-conscious upgrades including solar panels and a Tesla charger ensure energy efficiency and sustainability. Situated in a prime location within a Historic Preservation Overlay Zone, this Craftsman is surrounded by a rich architectural heritage, ensuring the area retains its unique character and charm. Its location also offers easy access to the best of Los Angeles living, all while maintaining a serene and welcoming atmosphere. A rare find, this home offers the perfect balance of style, comfort, and convenience. Don't miss your chance to make it yours!

Built in 1911

## Essential Information

MLS® #	25487637
Price	\$1,690,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,344

Acres	0.14
Year Built	1911
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Caroline Cagle
Listing Office	Douglas Elliman of California, Inc.

## Community Information

Address	1044 Gramercy Drive
Area	C18 - Hancock Park-Wilshire
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90019

## Amenities

Parking Spaces	2
Parking	Driveway, Uncovered
Garages	Driveway, Uncovered
View	City Lights
Pool	None

## Interior

Interior	Tile, Wood
Interior Features	Crown Molding
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Decorative
# of Stories	2
Stories	Two

## Additional Information

Date Listed	January 30th, 2025
Days on Market	55

Zoning                    LAR1

Short Sale                N

RE / Bank Owned        N

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