

# **\$2,350,000 - 1465 Royal Boulevard, Glendale**

MLS® #25487903

**\$2,350,000**

4 Bedroom, 3.00 Bathroom, 2,674 sqft

Residential on 0 Acres

N/A, Glendale,

On palm tree-lined Royal Blvd in picturesque Glendale is this 1939 character home boasting original charm and contemporary living on a quarter acre lot. From the moment you arrive, you'll be captivated by the lovely curb appeal and lush landscaping as you step inside this timeless residence with an ideal floor plan. The spacious living room is filled with natural light and features a fireplace, original hardwood floors and sits adjacent to the formal dining room. The fully remodeled and updated kitchen is the centerpiece of the home with high-end appliances, new flooring, custom cabinets and quartzite countertops. Upstairs you will find three large bedrooms, including a primary suite with front and rear balconies overlooking the beautifully landscaped gardens. The en-suite primary combines modern updates with preserved features such as the original sink and a vintage dressing room. The other two bedrooms share a bathroom and offer ample closet space. A separate laundry room is perfectly situated upstairs for easy use. A fourth bedroom on the main level provides flexibility as a guest room or home office as well. The backyard is expansive with room for outdoor entertaining, kids and pet play areas and easy room to add a pool, ADU or further expand the outdoor space. A detached two-car garage offers even more flexibility and an extra storage loft while the California basement offers even more storage. Located in the coveted and serene Royal Canyon neighborhood of Glendale close



to Montrose, downtown Glendale, Nibley Park, Descanso Gardens and so much more. Great schools, great neighbors and classic homes surround you in this lovely Glendale location. A wonderful home that could be yours for many years to come.

Built in 1939

## Essential Information

MLS® #	25487903
Price	\$2,350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,674
Acres	0.26
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed
Listing Agent	Matthew Morgus
Listing Office	Compass

## Community Information

Address	1465 Royal Boulevard
Area	627 - Rossmoyne & Verdu Woodlands
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91207

## Amenities

Parking Spaces	2
Parking	Driveway, Garage, Door-Multi
Garages	Driveway, Garage, Door-Multi
View	Hills
Pool	None

## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Attic, Dressing Area, Eat-in Kitchen
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Multi/Split

## Additional Information

Date Listed	January 23rd, 2025
Days on Market	14
Zoning	GLR1RY
Short Sale	N
RE / Bank Owned	N

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