

# \$2,880,000 - 414 Mooresque Street, Pasadena

MLS® #25495101

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**\$2,880,000**

4 Bedroom, 3.00 Bathroom, 2,335 sqft  
Residential on 1 Acres

N/A, Pasadena,

OFFER DEADLINE: Monday February 24th at Noon. The Conrad Buff II Residence, Buff & Hensman FAIA. Situated in the scenic hills above the Annandale Golf Club, the home was originally designed in 1955 for artist Conrad Buff II, the father of firm co-founder Conrad Buff III. In 2017 the property underwent a thoughtful, all-encompassing down to the studs renovation + expansion led by Dennis Smith, partner and architect of Buff, Smith & Hensman. It was subsequently the recipient of a Pasadena Historic Preservation Award in 2018, having been honored for both restoration and preservation efforts. The firm's signature post-and-beam structure has been blended seamlessly with contemporary systems and amenities, merging timeless mid-century design and modern living. A private and spacious primary suite addition includes a sitting area with sliding door facing picturesque views. The vastly expanded kitchen features well organized and sophisticated Walnut cabinetry surrounding Miele appliances. Fleetwood doors and windows have been utilized for the home's extensive floor to ceiling glazing, providing direct access to the outdoors from nearly every room and framing both distant canyon and nearby landscape views. An expansive IPE wood deck provides the perfect setting for entertaining or relaxing in privacy. Lush landscaping, designed by Ivette Soler, enriches the connection to the surrounding environment. Notably, this residence served as



the firm's office for a period, further adding to its historical significance. A rare opportunity to own a piece of architectural history. An exceptional property that combines elegant simplicity with the utmost in contemporary comfort.

Built in 1955

**Essential Information**

MLS® #	25495101
Price	\$2,880,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,335
Acres	0.57
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Lissa Lebel
Listing Office	Sotheby's International Realty

**Community Information**

Address	414 Mooresque Street
Area	645 - Pasadena (NW)
Subdivision	N/A
City	Pasadena
County	Los Angeles
Zip Code	91105

**Amenities**

Parking Spaces	2
Parking	Driveway, Carport, Side By Side
Garages	Driveway, Carport, Side By Side
View	Hills, Trees/Woods
Pool	None

Security	Carbon Monoxide Detector(s), Security Gate, Gated Community, Smoke Detector(s)
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## **Exterior**

Foundation	Slab
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## **Interior**

Interior	Tile
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Interior Features	Separate/Formal Dining Room, Recessed Lighting, Walk-In Closet(s), Balcony, Breakfast Bar, Living Room Deck Attached
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Appliances	Dishwasher, Gas Cooktop, Gas Oven, Microwave, Refrigerator, Double Oven
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Heating	Central, Forced Air
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Cooling	Central Air
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Fireplace	Yes
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Fireplaces	Gas, Living Room
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# of Stories	1
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Stories	One
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## **Additional Information**

Date Listed	February 11th, 2025
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Days on Market	15
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Zoning	PSR2
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Short Sale	N
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RE / Bank Owned	N
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