

# \$2,450,000 - 1945 Edgemont Street, Los Angeles

MLS® #25495351

**\$2,450,000**

3 Bedroom, 3.00 Bathroom, 2,417 sqft

Residential on 0 Acres

N/A, Los Angeles,

Walled and gated, this chic Nantucket-style home is located on one of the best streets in Los Feliz. The romantic covered porch overlooks the verdant front garden complete with a sparkling pool. The large living room features timeless elements, such as crown moldings, paned windows and a wood burning fireplace. It opens both to the front garden and to a large, partially covered brick patio and terraced gardens and fountain in back. The formal dining room features corner built-ins and large windows. The chef's kitchen boasts top of the line appliances, Carrara marble countertops and a vaulted ceiling with wood beams. A convertible bedroom or office has rustic wood paneling, a beamed ceiling and full bath. Upstairs, the graceful primary suite features built-ins, a wood burning fireplace, walk-in closet and a marble bathroom with separate shower and tub. There is also an additional en suite bedroom. This traditional home with shingled-siding, reminiscent of idyllic East Coast living, offers the perfect respite from the city!

Built in 1936

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | 25495351    |
| Price     | \$2,450,000 |
| Bedrooms  | 3           |
| Bathrooms | 3.00        |



|                |                         |
|----------------|-------------------------|
| Full Baths     | 3                       |
| Square Footage | 2,417                   |
| Acres          | 0.16                    |
| Year Built     | 1936                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Closed                  |
| Listing Agent  | Steve Frankel           |
| Listing Office | Coldwell Banker Realty  |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1945 Edgemont Street |
| Area        | 637 - Los Feliz      |
| Subdivision | N/A                  |
| City        | Los Angeles          |
| County      | Los Angeles          |
| Zip Code    | 90027                |

## Amenities

|                |                            |
|----------------|----------------------------|
| Parking Spaces | 2                          |
| Parking        | Door-Multi, Garage         |
| # of Garages   | 2                          |
| Garages        | Door-Multi, Garage         |
| View           | None                       |
| Has Pool       | Yes                        |
| Pool           | Gunite, In Ground, Private |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Brick Driveway         |
| Lot Description   | Landscaped, Front Yard |

## Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior          | Carpet, Tile, Wood                           |
| Interior Features | Walk-In Closet(s)                            |
| Appliances        | Barbecue, Dishwasher, Disposal, Refrigerator |
| Heating           | Central                                      |
| Cooling           | Central Air                                  |
| Fireplace         | Yes                                          |

|              |             |
|--------------|-------------|
| Fireplaces   | Living Room |
| # of Stories | 2           |
| Stories      | Two         |

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | February 6th, 2025 |
| Days on Market  | 150                |
| Zoning          | LAR1               |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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