

# **\$1,649,000 - 2225 Chevy Chase Drive, Glendale**

MLS® #25495675

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## **\$1,649,000**

3 Bedroom, 2.00 Bathroom, 1,696 sqft  
Residential on 1 Acres

N/A, Glendale,

Private compound vibes perched high above Chevy Chase Drive in Glendale. This charming 3 bed, 2 bath home with a long gated entrance leading to a circular driveway sits on a huge 3 parcel lot totaling over an acre. Enter the home to find spacious living and dining rooms that flow perfectly to the front patio. The kitchen boasts granite counters, stainless steel appliances and a breakfast nook. Off of the main hall are the 3 well appointed bedrooms and access to the lush backyard. Out back you can enjoy a hot tub, multiple spaces for entertaining and the peaceful feeling of having your own private sanctuary away from the city. Other features include a mud/laundry room off of the kitchen and a large garage that is currently being utilized as a recording studio, complete with soundproofing and a light and bright energy. The property includes 3 separate APNs that total over an acre of land providing the opportunity to build additional structures or simply enjoy the large lush grounds that include plum, orange and lemon trees. All this and close proximity to Chevy Chase Country Club, quick access to local freeways and everything this great city has to offer including the new Glendale Erewhon coming soon!

Built in 1951

## **Essential Information**

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Price	\$1,649,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,696
Acres	1.10
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Shannon Fenton
Listing Office	Compass

### Community Information

Address	2225 Chevy Chase Drive
Area	624 - Glendale-Chevy Chase/E. Glenoaks
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91206

### Amenities

Parking Spaces	2
Parking	Driveway, Electric Gate
Garages	Driveway, Electric Gate
View	Mountain(s)
Pool	None

### Interior

Interior	Tile, Wood
Interior Features	Jack and Jill Bath
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Decorative
# of Stories	1
Stories	One

**Additional Information**

Date Listed	February 7th, 2025
Days on Market	9
Zoning	GLR1YY
Short Sale	N
RE / Bank Owned	N

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