

\$1,595,000 - 3500 Meier Street, Los Angeles

MLS® #25499227

\$1,595,000

3 Bedroom, 1.00 Bathroom, 1,096 sqft
Residential on 0 Acres

Gregory Ain Mar Vista Tract, Los Angeles,

Gregory Ain, Architect | Modernique Homes, 1948. One of the more original of the fifty-two homes in this enclave by the pioneering modern architect, this special property has been cherished by the same family for many years, and is being offered for the first time in decades. On a large corner lot on the most desirable street in the community, surrounded by mature landscaping, this home provides a calm and serene sanctuary from big city life. Original clerestory windows, floor-to-ceiling glass, fireplace, built-ins, and hardware have been preserved, while floors and some other finishes have been updated over the years. The garage has been converted into a ceramic studio, with operable windows, concrete floor, laundry room, and additional storage plus a gas-fired kiln on the side yard. Originally the 3-block neighborhood was conceived as a combination of good design and low-cost postwar housing, Gregory Ain's successful attempt to bring modernist aesthetic sensibilities to the masses. By rotating the houses in different directions and alternating rectangular and square forms, the architect was able to create eight unique configurations, resulting in a variegated presence on the streets. Unifying the composition, Harvard-trained landscape architect Garrett Eckbo created a communal park-like setting for the homes, with continuous lawns and greenspace running the length of the streets, unbroken by fences or private boundaries. Today, the neighborhood remains a tight-knit



community of like-minded architecture lovers who value the positive lifestyle benefits stimulated by good design. A rare opportunity to participate in the ongoing social experiment inspired by Ain and Eckbo's lofty vision. May be eligible for Mills Act tax benefits.

Built in 1948

Essential Information

MLS® #	25499227
Price	\$1,595,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,096
Acres	0.16
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brian Linder
Listing Office	Compass

Community Information

Address	3500 Meier Street
Area	C13 - Palms - Mar Vista
Subdivision	Gregory Ain Mar Vista Tract
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage

Interior

Interior	Carpet, Tile
Interior Features	Separate/Formal Dining Room
Appliances	Refrigerator, Dryer, Washer, Range
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	February 17th, 2025
Days on Market	19
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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