

# \$3,175,000 - 3236 Waverly Drive, Los Angeles

MLS® #25508065

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## \$3,175,000

4 Bedroom, 4.00 Bathroom, 2,885 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Offered for the first time in a generation, this design inspired residence is a rare find in the hills of Los Feliz. Tucked above the street with sweeping Rowena reservoir and hillside views, the home unfolds across more than 2800 square feet, with a perfect balance of high end design and everyday casual comfort. Hidden behind a secure and private exterior with an expansive flat lawn, the (approx) 8000 square foot lot provides the feeling of a much larger estate. A property with entertaining and outdoor living in mind, paths lead to a hotel sized pool and many seating and lounging areas. Inside the main level of the house is filled with light. Floor to ceiling windows create a modern and airy environment with warm toned wood floors anchored by a tiled fireplace with views of the lush lawn, the reservoir and vibrant neighborhood beyond. The kitchen, while separated from the living spaces, is open with well designed work spaces, appliances from Aga and Fisher and Paykel, and a wood topped island spanning the length of the space. There are three bedrooms plus an office on the main level with a primary bedroom framed by iron doors opening on to a private deck and lovely views. Additionally on the lower level, a fully separate ADU with living area, kitchenette, bedroom, and its own private bath offers an additional inviting living or working space. Set within the coveted Ivanhoe School District, and just minutes from Griffith Park and the lively Los Feliz Village, this is a rare opportunity and a true



neighborhood gem.

Built in 1936

**Essential Information**

MLS® #	25508065
Price	\$3,175,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,885
Acres	0.19
Year Built	1936
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marc Silver
Listing Office	The Agency

**Community Information**

Address	3236 Waverly Drive
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

**Amenities**

Parking Spaces	3
Parking	Driveway, Gravel
Garages	Driveway, Gravel
View	City Lights, Hills, Reservoir
Has Pool	Yes
Pool	In Ground

**Interior**

Interior	Wood
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Appliances	Disposal, Refrigerator, Dryer, Washer
Heating	Central
Fireplace	Yes
Fireplaces	Living Room, Decorative
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	26
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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