

# \$2,525,000 - 2201 Hobart Boulevard, Los Angeles

MLS® #25508597

**\$2,525,000**

2 Bedroom, 3.00 Bathroom, 3,293 sqft

Residential on 0 Acres

N/A, Los Angeles,

The Berg House, John L. Rogerson, Architect, 1967. Gracious. That word alone sums up the essence of this custom-designed Mid-Century home in the Los Feliz Estates. Just one couple shared the pleasure of living here. Their scrupulous maintenance has kept the original integrity intact: a book-matched, concave travertine wall in the living room; the handsome wood-paneled den, with wet bar and its own garden terrace and the swank staircase in the foyer. Or, take the elevator to explore the primary suite, which spreads through the entire upper level. Here, find seemingly-unlimited closet and drawer space with bath and dressing rooms. The bedroom itself has windows on three sides, plus an upper level terrace that affords tree-top and city views. Downstairs, lies a guest room and bath. Baths feature Carrara marble. The kitchen suite occupies the north side of the house with a special-event-sized formal dining room that opens to the garden; a breakfast room; walk-in pantry; laundry room and spacious kitchen that directly adjoins the roomy double garage with utility and storage areas. The main facade melds Traditional notes with a Modern flair on the wrap-around pent roof and stylized, through-the-cornice dormers. Outdoors, there's room for a pool. Mature landscaping frames sitting areas at the back and the sweeping front entry motor court. Security system, plus 24/7 guard in the Los Feliz Estates. Site overlooks leafy Fern Dell. It's thoroughly gracious, indeed.



Built in 1967

## Essential Information

MLS® #	25508597
Price	\$2,525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,293
Acres	0.27
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Richard Stanley
Listing Office	Coldwell Banker Realty

## Community Information

Address	2201 Hobart Boulevard
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

## Amenities

Amenities	Security
Parking Spaces	4
Parking	Covered, Garage, Concrete, Direct Access, Door-Multi, Driveway, Garage Door Opener, Private, Side By Side, Uncovered
# of Garages	2
Garages	Covered, Garage, Concrete, Direct Access, Door-Multi, Driveway, Garage Door Opener, Private, Side By Side, Uncovered
View	Canyon, City Lights
Security	Security Guard

## Exterior

Exterior	Stucco, Brick, Frame
Exterior Features	Rain Gutters
Lot Description	Rectangular Lot, Back Yard, Front Yard, Lawn, Yard
Windows	Stained Glass
Roof	Composition, Shingle
Construction	Stucco, Brick, Frame

## Interior

Interior	Carpet, Vinyl
Interior Features	Walk-In Closet(s), Bar, Brick Walls, Dressing Area, Elevator, Living Room Deck Attached, Storage, Utility Room, Walk-In Pantry, Wet Bar
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Oven, Range, Vented Exhaust Fan, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	March 7th, 2025
Days on Market	46
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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