

\$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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