

\$2,595,000 - 2781 Glendower Avenue, Los Angeles

MLS® #25508785

\$2,595,000

4 Bedroom, 4.00 Bathroom, 2,717 sqft

Residential on 0 Acres

N/A, Los Angeles,

The Russell House - Norwood & Delonge 1952. High in the Los Feliz hills with jetliner views from DTLA to the Observatory to the Pacific, this mid century classic is a special one. With only two owners and lovingly cared for by the current owners for the last 25 years, the home has been carefully updated while retaining its original spirit and architectural detail. Built over three levels, the south-facing home comprises two main living levels and a lower, fully permitted guest apartment with separate entrance. The upper living level features a wall of windows and glass sliders opening to a deck that runs the length of the building. One can sit for hours in the living room or on the deck and just watch the light change across the city, watch the sun drop below the Pacific and the city lights illuminate your view. A floating brick fireplace bifurcates the living and dining areas and there is also a den/media room and glass encased sunroom on this level that would make for a terrific office. The spacious kitchen features Viking appliances, center island, custom cabinetry, quartzite and marble countertops and a view of the Observatory from the kitchen sink. The bedroom level features a large primary suite with recently remodeled ensuite bath, two guest bedrooms and a laundry room. Many of the rooms on this level open via sliders to another big deck and the views from the bedrooms continue to astound. Built in 2016, the one bedroom apartment below features a full kitchen and bath, mini-split heat and



cooling, an outdoor patio and is delivered furnished. A two car garage has direct access to the kitchen. A utility room features a second laundry and great storage. The roof was replaced in 2022, there is newer dual zone HVAC and there have been numerous additional upgrades to systems. The large lot offers the possibility of future expansion. With easy access to Griffith Park trails and the shopping of Los Feliz village the location is stellar. A true retreat, this home has been designed not just to be lived in, but to be experienced.

Built in 1952

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 25508785 |
| Price | \$2,595,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,717 |
| Acres | 0.24 |
| Year Built | 1952 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Mid-Century Modern |
| Status | Closed |
| Listing Agent | Geoff Clark |
| Listing Office | Compass |

Community Information

| | |
|-------------|-----------------------|
| Address | 2781 Glendower Avenue |
| Area | 637 - Los Feliz |
| Subdivision | N/A |
| City | Los Angeles |
| County | Los Angeles |
| Zip Code | 90027 |

Amenities

| | |
|----------------|------------------------------|
| Parking Spaces | 2 |
| Parking | Door-Multi, Garage |
| Garages | Door-Multi, Garage |
| View | City Lights, Ocean, Landmark |
| Pool | None |

Exterior

| | |
|------|-------------|
| Roof | Composition |
|------|-------------|

Interior

| | |
|--------------|--|
| Interior | Carpet, Tile, Wood |
| Appliances | Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Dryer, Washer |
| Heating | Central |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 3 |
| Stories | Multi/Split |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 15 |
| Zoning | LARE11 |
| Short Sale | N |
| RE / Bank Owned | N |

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