

\$2,299,999 - 4307 Parva Avenue, Los Angeles

MLS® #25522911

\$2,299,999

3 Bedroom, 2.00 Bathroom, 2,184 sqft
Residential on 0 Acres

N/A, Los Angeles,

Welcome to The Orchard. Bathed in golden California sunlight year-round, this Authentic Country English home (with potential to finish a guesthouse!) enjoys a coveted southern exposure, where light dances across its striking large and deep sapphire-blue pool (over 33'x14' in size) and spa, casting shimmering reflections on its storybook facade and flooding its interiors with warmth and character. Set within an exclusive enclave of celebrity estates north of Los Feliz Blvd, this residence, once home to an Emmy Award-winning host, New York Times best-selling author, and industry luminary, whispers of Old Hollywood glamour while retaining its undeniable charm and authenticity. Architectural elegance defines the space, from steep-pitched roofs and mullioned windows to refined interiors featuring soaring vaulted and coffered ceilings. In the kitchen, cathedral-style wood-paneled ceilings and enchanting grand counter-to-ceiling sunrise-facing windows capture the morning light in a stunning display of energy. At the same time, original hardwood throughout the rest of the home enriches the home's warmth and character. The northwest-facing primary bedroom is a tranquil retreat, offering serene hillside views, generous seating areas, a walk-in closet, and direct access to the commanding outdoor deck and lush garden. Two additional sunlit bedrooms, each with its walk-in closet, one with garden access, complete the residence. A guest bathroom



conveniently connects to the kitchen through a thoughtfully designed storage and laundry room. Beyond the enchanting facade lies a terraced garden, a secluded orchard adorned with exotic Ginkgo biloba, Cherimoya, Macadamia, Guava, Avocado, Tangerine, Persimmon, and fragrant Hawaiian Plumerias. A cascading waterfall quietly cascades into a koi pond, creating a tranquil and soothing backdrop for relaxation. Whether hosting lively gatherings on the expansive deck or savoring candlelit al fresco dining under the stars, this garden retreat invites endless possibilities. At last, while the home invites creative reimagination and vision for its new owner, this enchanting jewel also features an approximately 300 additional square feet basement on the lower level with separate exterior access - once believed to be the helper's quarters in the 1920s - now begging to be restored into a fully functional guesthouse, perfect for hosting loved ones or guests. A 2-car covered garage and parking for two more in the driveway complete the home. Don't miss this darling house in one of LA's most coveted neighborhoods!

Built in 1927

Essential Information

MLS® #	25522911
Price	\$2,299,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,184
Acres	0.19
Year Built	1927
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	Jay Martinez
Listing Office	Compass

Community Information

Address	4307 Parva Avenue
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Side By Side
# of Garages	4
Garages	Door-Multi, Driveway, Garage, Side By Side
View	City Lights, Hills, Pool, Trees/Woods
Has Pool	Yes
Pool	In Ground, Fiberglass

Exterior

Exterior Features	Koi Pond
Roof	Shingle

Interior

Interior	Wood
Interior Features	Beamed Ceilings, Breakfast Bar, Tray Ceiling(s), Crown Molding, Eat-in Kitchen, High Ceilings, Country Kitchen, Dressing Area, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Dryer, Washer, Range
Heating	Central
Cooling	Evaporative Cooling
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	May 2nd, 2025
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Days on Market	7
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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