

# \$1,999,000 - 1201 3rd Avenue, Los Angeles

MLS® #25525473

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## \$1,999,000

6 Bedroom, 5.00 Bathroom, 4,745 sqft  
Residential on 0 Acres

N/A, Los Angeles,

This Victorian Home immaculately renovated resides in the exclusive Country Club Park-HPOZ. This Pool House seamlessly blends classic architectural details with modern comforts. This 3-story house consists of living room, kitchen, formal dining room, 1bed/2 half baths and a home office on the 1st Fl; 4beds/2baths including primary suite with ensuite bathroom and a balcony and porch with views of the picturesque tree-lined street on the 2nd Fl; 1bed/1bath with a balcony on the 3rd Fl Finished Attic; and a large basement. The residence showcases exquisite millwork, built-in cabinet, coffered ceilings, hardwood floors, two fireplaces, and plenty of windows for natural light. The living room and an elegant stairway with original wood rails, stained-glass windows, and a lovely alcove welcome family and guests upon entry. The spacious kitchen is upgraded, featuring Quartz countertops, abundant cabinetry, two refrigerators, stainless steel appliances, and a French door leading to a backyard deck. Outside, a large saltwater pool/spa with a waterfall, a deck and pergola are perfect for family gatherings or parties. The front yard and garden feature fruit trees and perennials, perimeter front wrought iron fence, an automatic front gate, a single-car garage and a long driveway for 4 cars. Upgrades include sewer lines, copper plumbing, dual-zone central HVAC, electrical, roof, pool/spa and CC TVs. It is adjacent to the historic trophy property of Alfred Rosenheim, Rives Mansion



and the Sisters of St. Joseph of Carondelet.  
Centrally located near Fwy 10 & 101, with  
easy access to Hancock Park, Koreatown,  
DTLA, restaurants and cafes. Square footage  
of living area on the 1st & 2nd FL is 3,366 sf  
from County Tax Assess. Finished attic on the  
3rd FL approx. is 1,378 sf and basement is  
approx. 1,350 sf from the photographer.

Built in 1908

**Essential Information**

MLS® #	25525473
Price	\$1,999,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,745
Acres	0.19
Year Built	1908
Type	Residential
Sub-Type	Single Family Residence
Style	Victorian
Status	Closed
Listing Agent	Sunhee Kilmer
Listing Office	Keller Williams Beverly Hills

**Community Information**

Address	1201 3rd Avenue
Area	C18 - Hancock Park-Wilshire
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90019

**Amenities**

Parking Spaces	5
Parking	Garage, Door-Single, Paved

# of Garages	1
Garages	Garage, Door-Single, Paved
View	City Lights, Mountain(s), Panoramic
Has Pool	Yes
Pool	In Ground
Security	Security Gate, Smoke Detector(s)

## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Attic, Loft
Appliances	Dishwasher, Disposal, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Bonus Room
# of Stories	3
Stories	Multi/Split

## Additional Information

Date Listed	April 15th, 2025
Days on Market	20
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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