

# **\$2,099,000 - 5181 Franklin Avenue, Los Angeles**

MLS® #25530385

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## **\$2,099,000**

4 Bedroom, 4.00 Bathroom, 2,285 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Authentic 1920's Celebrity ready Spanish Villa set above the street atop a gated driveway under the watch of the Griffith Observatory. This architectural gem is a true statement of Old Hollywood replete with systems upgrades and previous involvement by Wallace Neff AIA in earlier renovations. Access is provided through a gated double wide newer driveway with newer electrical vault and drainage upgrades. A front facing entertainer's patio introduces the home with a wisteria covered dining patio plus outdoor seating areas with treetop view patio & BBQ area. The ideal floor plan offers a 2-story great room with hand stenciled wood beam ceilings & walls of glass. A minstrel's loft overlooks the great room and leads to 2 of the 4 en-suite bedrooms upstairs. The primary suite offers DTLA views, walk-in closet and a spa style black and white bath with dual sinks and marble counter tops plus a sep. viewing patio. The second junior primary suite has an additional walk-in closet & renovated bath with clean & crisp white tile. Downstairs are 2 additional bedroom suites currently used as an office and den each with private bath access. The reimagined kitchen feels vintage but has all the modern amenities including dual sinks, abundant cabinets & stainless appliances & features a Bertazzoni 6 burner range and oven. With authentic detailing throughout, Culligan whole house water filtration system, newer HVAC Systems and designer interior lighting by RBW, including Vision 3 lighting accenting the



verdant exterior landscaping, this private hilltop manor is the ideal escape from the bustling City below offering easy access to Hollywood/Los Feliz restaurants, nightlife and so much more. Come live your best life at 5181 Franklin Ave.

Built in 1921

**Essential Information**

MLS® #	25530385
Price	\$2,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Square Footage	2,285
Acres	0.18
Year Built	1921
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Andrew Manning
Listing Office	Berkshire Hathaway HomeServices California Properties

**Community Information**

Address	5181 Franklin Avenue
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

**Amenities**

Parking Spaces	4
Parking	Door-Multi, Garage, Carport, Covered, Gated
Garages	Door-Multi, Garage, Carport, Covered, Gated
View	City Lights
Pool	None

## Interior

Interior	Tile, Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 25th, 2025
Days on Market	147
Zoning	LARE9
Short Sale	N
RE / Bank Owned	N

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