

# \$2,495,000 - 2801 Barry Avenue, Los Angeles

MLS® #25542903

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## \$2,495,000

4 Bedroom, 4.00 Bathroom, 2,054 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Welcome to your dream home at 2801 Barry Ave, a truly unique property that effortlessly blends charm, innovation, and versatility. Nestled on a beautiful corner lot in a walkable and serene neighborhood, this residence offers an exceptional opportunity to enjoy spacious living, income potential, or a comfortable multi-generational setup. At its heart, the home is a chic, bright, and impeccably designed, enhanced by modern finishes, custom maple hardwood floors, quartz countertops, and high-end Thermador and Bosch appliances. An expansive glass slider seamlessly connects the sun-drenched kitchen to a custom outdoor living space, perfect for entertaining or relaxing under the twinkling evening lights. The property's newly built garage provides 346 sq ft of versatile living space as a flex space, featuring built-in storage and its own bathroom, making it ideal for a home office, creative studio, or guest area. Above the garage, discover a permitted ADU studio, offering great potential for income or a private retreat for extended family. Embrace sustainability and convenience with an impressive 11.6 kW owned solar system powering the entire property, including HVAC, HEPA-grade air filter throughout, induction cooking, and EV readiness. This smart home is outfitted with high-tech integrations like a 6-zone Sonos sound system, fiber-connected Eero mesh Wi-Fi, Nest climate control, and comprehensive security. Outside, enjoy your own paradise with flourishing avocado, lemon,



orange, kumquat, grapefruit, and lime trees. Beautifully landscaped front and back yards provide lush spaces to unwind or play with a thriving perennial garden that was hand-curated and includes roses, hydrangeas, jasmine, asparagus ferns, and a climbing trumpet vine, to name a few. Imagine the lifestyle, bike-friendly community gatherings on Fridays, dinners al fresco with music wafting through the air, and peaceful evenings overlooking your own personal orchard. 2801 Barry Ave isn't just a home; it's a warm, smart, and versatile haven ready to welcome its new owners. **\*\*OFFER DEADLINE IS SUNDAY 06/08 AT 5:00PM\*\***

Built in 1949

**Essential Information**

MLS® #	25542903
Price	\$2,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,054
Acres	0.13
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Paige Ogden
Listing Office	Pardee Properties

**Community Information**

Address	2801 Barry Avenue
Area	WLA - West Los Angeles
Subdivision	N/A
City	Los Angeles

County	Los Angeles
Zip Code	90064

### Amenities

Parking Spaces	2
Parking	Door-Single, Driveway, Garage, Gated, Storage, Private
# of Garages	1
Garages	Door-Single, Driveway, Garage, Gated, Storage, Private
View	City Lights
Pool	None
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

### Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard
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### Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Living Room Deck Attached
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Range Hood, Dryer, Washer, Built-In, Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### Additional Information

Date Listed	May 28th, 2025
Days on Market	19
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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