

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

MLS® #25542903

**\$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

## 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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