

\$2,459,000 - 1620 Genesee Avenue, Los Angeles

MLS® #25543227

\$2,459,000

3 Bedroom, 3.00 Bathroom, 2,587 sqft

Residential on 0 Acres

N/A, Los Angeles,

1920's Spanish Colonial Revival in Sunset Square. An offering worth waiting for, with everything on your wish list -- refined condition, sophisticated style, privacy, a 2-story guest house, pool/spa, in a spectacular location...plus plenty of additional bells & whistles. A gated pedestrian entry and large front yard lead to a shaded front porch and inside to the foyer. To one side, a generous living room with Batchelder fireplace, and a series of elegant French windows bathing space in wonderful light. To the other, a thick plaster archway opens to a fully-outfitted media room with tower-like ceilings and more glorious windows. The media room leads to a newly redone kitchen with stainless steel appliances, ample counter space and cabinetry, an island with a secondary sink, and a breakfast nook. Further public spaces include the formal hexagonal dining room with built-in vintage glass cabinetry and millwork, and a conservatory-style den with operatic scale, vaulted ceilings, and walls of windows opening directly to the pool and gardens. Private areas include three large bedrooms, including the primary with rear garden and pool views, a period-chic new bath, a secondary bedroom with its own attached vintage-style bath, a large third bedroom, and jewel-box powder room. A private guest house encompasses a large great room downstairs with separate kitchen, stacked washer/dryer, and storage, plus a full second floor with large bedroom, bath, and deep private patio with



Hollywood Hills views, offering a great potential ADU, office space(s), studio, or other flexible uses. Special finishes and features throughout include custom art lighting, plaster and ornate tile work, coved ceilings, and gleaming wood floors. You will not find a more complete package on the market.

Located in the Sunset Square HPOZ. Square footage of 2,587 per appraiser and includes: Main house 1900 sq. ft. Guest House permitted area (upstairs only) is 234 sq. ft. Downstairs of the guest house (garage conversion), is an additional 453 sq. ft.

Built in 1922

Essential Information

MLS® #	25543227
Price	\$2,459,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,587
Acres	0.19
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Peter Maurice
Listing Office	Rodeo Realty

Community Information

Address	1620 Genesee Avenue
Area	C03 - Sunset Strip - Hollywood Hills West

Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

Amenities

Parking Spaces	2
Parking	Driveway, Carport
Garages	Driveway, Carport
View	None
Has Pool	Yes
Pool	Heated, In Ground
Security	Gated Community

Exterior

Lot Description	Back Yard, Front Yard
Windows	Custom Covering(s), French/Mullioned, Skylight(s)
Foundation	Raised

Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Recessed Lighting, Walk-In Closet(s), Crown Molding, Storage
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Built-In, Dryer, Gas Cooktop, Oven, Range Hood, Washer
Heating	Central, Wall Furnace
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	May 24th, 2025
Days on Market	30
Zoning	LAR1

Short Sale N

RE / Bank Owned N

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