

# **\$2,995,000 - 2248 Kenilworth Avenue, Los Angeles**

MLS® #25543929

**\$2,995,000**

4 Bedroom, 4.00 Bathroom, 2,790 sqft

Residential on 0 Acres

N/A, Los Angeles,

Located in Silver Lake's highly coveted Moreno Highlands, minutes from the Silver Lake Reservoir, this exquisitely renovated 1933 Spanish Revival home masterfully incorporates modern design while preserving the home's original details. A private compound, the property is hedged and fenced, featuring a romantic front courtyard and a large, flat backyard landscaped to perfection by Anigo Garden Design with a patinaed chiminea, firepit, pergola with cascading vines, and lower turf area. Enter through the front gate, set below an archway of ficus hedging, into the front courtyard, where vintage Saltillo tile flooring, an outdoor grill, and abundant built-in seating surround a center olive tree. French doors from the first-floor den and dining room open onto the courtyard, creating an effortless indoor/outdoor flow. The home's second-floor covered balcony overlooks the courtyard, and hand-painted porcelain tiles frame the wood front door, hinting at the character waiting inside. The home is rife with impeccable design details, including peg-and-groove wood flooring, vintage ironwork, artful tilework, and perfectly preserved wood-beamed ceilings. The home's show-stopper is the formal living room, with a gorgeous tiled fireplace and French doors leading to a back deck overlooking the verdant backyard. An adjacent den features custom built-ins and a home entertainment center. The newly renovated kitchen by Design Vidal features a two-seat bar top, Miele refrigerator,



double-stacked oven, center island with stovetop, dishwasher, and farmhouse sink with views of the lush backyard. Rich in storage, the kitchen offers ample cabinetry and counterspace to inspire any home chef. The adjacent dining room opens through French doors to the front courtyard -- an ideal setting for al fresco entertaining and home entertaining. The first level also features an office with custom millwork, a full bathroom, and a laundry room. Upstairs, find three bedrooms, two of which share a cheerful bathroom adorned with playful blue tile and a bathtub. The generous primary suite offers a luxurious escape, with vaulted ceilings, two walk-in closets, and a newly constructed ensuite bathroom thoughtfully designed with porcelain blue tile to honor the home's heritage. Descend to find a beautifully landscaped backyard offering multiple zones for outdoor living, allowing plenty of room for the next owner to build a pool. Dine under the pergola, gather around the fire pit beside a vintage chiminea, or enjoy the lower turf area. Below the home, adjacent to the backyard, is a lower studio with a full bathroom and storage. Ideally located in the highly desirable district for Ivanhoe Elementary School, near local eateries like L&E Oyster Bar and La Mill Coffee shop, boutique shops, and the Silver Lake Reservoir, the home is a rare architectural gem in LA's most sought-after neighborhood.

Built in 1933

## Essential Information

MLS® #	25543929
Price	\$2,995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4

Square Footage	2,790
Acres	0.12
Year Built	1933
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Lori Harris
Listing Office	Keller Williams Realty Los Feliz

## Community Information

Address	2248 Kenilworth Avenue
Area	C21 - Silver Lake - Echo Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90039

## Amenities

Parking Spaces	1
Parking	Driveway
Garages	Driveway
View	Courtyard
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Back Yard
Windows	Bay Window(s), French/Mullioned
Construction	Stucco

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Barbecue, Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes

Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

## Additional Information

Date Listed	May 29th, 2025
Days on Market	14
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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