

# \$2,288,000 - 3038 St George Street, Los Angeles

MLS® #25549523

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## \$2,288,000

3 Bedroom, 4.00 Bathroom, 2,264 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Featured in Dwell Magazine, this romantic turnkey Spanish home by HabHouse blends lovely, charming character details with a playful modern flair in a fantastic location. Sited on a street-to-street lot with beautiful, direct views of the cascading falls of the Rowena reservoir from the kitchen, dining room and backyard, this property is truly a rare opportunity. Incredible curb appeal enhanced by ornate, colorful tilework, mature landscaping and custom woodwork. With rows of palm trees set in the backdrop, the entry leads to a tranquil front courtyard perfect for enjoying morning coffee or visiting with guests. The striking custom front door with speakeasy grill opens to the splendor of 1930s character details such as archways, built-in bookshelves, a high coved ceiling, a grand picture window, hearth design and refinished tongue-and-groove hardwood floors. The oversized living room is a dream for hosting and entertaining as it flows into the dining room and backyard taking full advantage of the views of the water. The George Nelson and PH5 light fixtures and custom cabinetry of the kitchen add a modern touch that compliments the original Spanish detail. The private space above includes two ensuite bedrooms, each with its own custom designed bathroom from the tile to the Venetian plaster work. The large living space below adds a versatility to the floor plan allowing for one to have a bonus den, home office, art or music studio, bedroom, etc. The spacious enclosed



backyard with its lawn, lemon, lime & pomegranate trees creates an open green space separating the main house from the ADU. Whether for guests to stay or for one's own detached flex space, the complete converted garage offers a kitchen with counters, new appliances and plenty of storage as well a large open space and a full bathroom. Owner has permitted the lower space by doing extensive foundation work. Within the boundaries of the Ivanhoe School District, this special home is minutes from all that Los Feliz and Silver Lake have to offer.

Built in 1931

**Essential Information**

MLS® #	25549523
Price	\$2,288,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,264
Acres	0.14
Year Built	1931
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Joseph Kiralla
Listing Office	Modern California House

**Community Information**

Address	3038 St George Street
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

## Amenities

Parking Spaces	2
Parking	None
Garages	None
View	Reservoir
Pool	None

## Exterior

Roof	Tile
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## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	Multi/Split

## Additional Information

Date Listed	June 6th, 2025
Days on Market	35
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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