

\$2,995,000 - 633 Formosa Avenue, Los Angeles

MLS® #25574791

\$2,995,000

5 Bedroom, 5.00 Bathroom, 3,546 sqft

Residential on 0 Acres

N/A, Los Angeles,

BRAND NEW 2025 GROUND-UP

CONSTRUCTION Cape Cod style 2 story

3500+ sq ft home with 5 beds, 5.5 baths, large windows and recessed lights throughout, park-like grassy landscaped backyard +

hedged grassy front yard. Attached 2 car garage with electric chargers, automatic garage door outside and direct entry to the house inside. Covered front porch makes for a charming hangout spot. Amazing floor plan perfect for entertaining and living! The living room opens to the dining room, which opens to the kitchen, which is off the family room with sliding doors to the backyard. Pocket doors separate the living and dining rooms.

Spacious kitchen with center island, double sinks, Wolf induction range, Wolf double wall oven, Subzero fridge/freezer, Bosch dishwasher, pot filler, pantry, corner cabinets that maximize storage. Huge family room off the kitchen with sliding glass doors to the lush green backyard! Tiled back patio off the family room with pergola overhead overlooks the park-like yard. Double coat closets + powder room downstairs. The full bedroom suite downstairs is currently staged as an office.

Stairs with iron railing + oak handrail leads to a generous landing that circles the second floor. Upstairs has 4 bedrooms, 3 bathrooms, and a laundry room. The primary bedroom is a suite with 2 separate closets, sliding glass doors with a private porch, bathroom with double vanity + freestanding tub + shower with dual showerheads + separate toilet closet. Three



additional sunshine filled bedrooms with built-in closets + 2 bathrooms upstairs, one bathroom with a shower and one with a tub. 3/4 inch solid sawn and finished real oak hardwood floors, control 4 system, alarm, hardwired for WIFI, hot and cold water outside perfect to build an outdoor kitchen. Andersen windows with screens throughout, dual zone HVAC with double 5 ton units + long linear vents throughout, 300 AMP electric panel, solar panels purchased outright, fire sprinklers, new sewer line to street. Lush landscaped park-like backyard with pump for drainage! Move-Right-In and have everything pristine, immaculate, and brand-spanking new!!!

Built in 2025

Essential Information

MLS® #	25574791
Price	\$2,995,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,546
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Sheri Bienstock
Listing Office	The Bienstock Group

Community Information

Address	633 Formosa Avenue
Area	C19 - Beverly Center-Miracle Mile
Subdivision	N/A
City	Los Angeles

County	Los Angeles
Zip Code	90036

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage, Garage Door Opener, Side By Side, Concrete
# of Garages	2
Garages	Door-Multi, Garage, Garage Door Opener, Side By Side, Concrete
Pool	None
Security	Fire Sprinkler System

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Refrigerator
Heating	Central
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	September 3rd, 2025
Days on Market	43
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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