

\$1,799,000 - 2162 Lyric Avenue, Los Angeles

MLS® #25578737

\$1,799,000

4 Bedroom, 4.00 Bathroom, 2,536 sqft
Residential on 0 Acres

N/A, Los Angeles,

Reduced! Perched in the sought-after Franklin Hills of Los Feliz, this contemporary view home blends functionality with flair- perfect for creatives, entrepreneurs, and entertainers alike. The property offers generous space and remarkable versatility with a 3-bedroom + office main home, detached guest suite, and a separate 287 sf studio with loft. The open-concept main level flows effortlessly to a spacious deck ideal for dining and hosting. Upstairs, you'll find three bedrooms, two bathrooms, and a sunny office with French doors, along with a balcony that frames panoramic hillside and mountain views. The detached guest suite, complete with kitchen, bathroom, and bedroom, is ideal for long-term visitors or income potential. Below, the separate studio boasting vaulted ceilings and abundant natural light is your home base creative haven. Whether envisioned as a podcasting suite, painting studio, or home gym, the possibilities are endless. Just outside, the lounge area offers yet another inviting space to gather or unwind, and offers access to the terraced lower yard. Life in the Franklin Hills uniquely offers easy access to the vibrant dining, shopping, and every day amenities of both Los Feliz and Silver Lake.



Built in 1948

Essential Information

MLS® # 25578737

Price	\$1,799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,536
Acres	0.08
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Matthew Schwartz
Listing Office	Plus Real Estate

Community Information

Address	2162 Lyric Avenue
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

Amenities

Parking Spaces	2
Parking	Door-Single, Driveway, Garage
Garages	Door-Single, Driveway, Garage
View	City Lights, Hills, Mountain(s)
Pool	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central, Wall Furnace
Cooling	Central Air
Fireplaces	None
# of Stories	3
Stories	Multi/Split

Additional Information

Date Listed	August 14th, 2025
Days on Market	81
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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