

\$1,795,000 - 2220 Richland Avenue, Los Angeles

MLS® #25591001

\$1,795,000

3 Bedroom, 2.00 Bathroom, 1,872 sqft

Residential on 0 Acres

N/A, Los Angeles,

Tucked behind gates, hedges, and a lush tapestry of native, drought-tolerant plants and sculptural cacti, this private mid-century oasis in prime Los Feliz blends timeless design with tranquility. A majestic Japanese maple and zen-like courtyard with a babbling fountain set the tone, while stone paths, gravel walkways, and layered greenery invite you in before you've even stepped inside. The entryway opens to a wide, light-filled layout anchored by rich dark wood floors and a full wall of glass that brings the outdoors in -- true to mid-century ideals. The spacious living room flows into a generous dining area and a custom bar, with a sleek double-sided concrete fireplace offering warmth and subtle separation between spaces. The open kitchen overlooks it all, featuring slate floors, Heath Ceramics tile, limestone island, and an inviting breakfast nook perfect for a quiet morning coffee or catching up over a casual bite. In one wing, the primary suite offers calm and privacy, with oversized sliders that open to the lush front courtyard and a spa-like bath with dual vanity and a deep soaking tub-shower. A second bedroom, almost like a second primary in size, also opens to the backyard. The third bedroom and a stylish hall bath with chic glass tile shower are located in the opposite wing, creating flexibility and privacy for guests or work-from-home needs. Step into the backyard through any of the three large sliding doors and you're in an entertainer's dream -- multiple zones for lounging and dining, including a



built-in bench and custom table perfect for unforgettable dinner parties. A private stretch of lawn completes the backyard, ideal for outdoor play or simply soaking up the sun. Additional features include an attached 2-car garage with extra room for storage, a stackable washer/dryer, and a driveway that fits two cars side by side. Located within the coveted Franklin Avenue Elementary school district (per LAUSD). All just moments from Los Feliz Village and an array of local favorites like Alcove, Little Dom's, Lou's Wines, All Time, Encanto, Jeni's, Maru, MessHall and more. Enjoy being minutes from Griffith Park trails, the Observatory, concerts at The Greek and easy freeway access. Welcome home!

Built in 1962

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 25591001 |
| Price | \$1,795,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,872 |
| Acres | 0.12 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Mid-Century Modern |
| Status | Closed |
| Listing Agent | Andrew Sanchez |
| Listing Office | ACME Real Estate |

Community Information

| | |
|-------------|----------------------|
| Address | 2220 Richland Avenue |
| Area | 637 - Los Feliz |
| Subdivision | N/A |
| City | Los Angeles |

County Los Angeles
Zip Code 90027

Amenities

Parking Spaces 2
Parking Door-Multi, Driveway, Garage
of Garages 2
Garages Door-Multi, Driveway, Garage
Pool None

Interior

Interior Stone, Tile, Wood
Interior Features Ceiling Fan(s)
Appliances Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Living Room
of Stories 1
Stories One

Additional Information

Date Listed September 11th, 2025
Days on Market 10
Zoning LAR1
Short Sale N
RE / Bank Owned N

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