

\$1,279,000 - 4270 Perlita Avenue, Los Angeles

MLS® #25593479

\$1,279,000

3 Bedroom, 3.00 Bathroom, 1,534 sqft

Residential on 0 Acres

N/A, Los Angeles,

Tucked within the gated, sought-after Mews community of Atwater Village, this modern residence by acclaimed architects Corsini and Stark offers a rare blend of privacy, serenity, and refined indoor-outdoor living. Thoughtfully designed, the home welcomes you with a private courtyard that sets a calming tone from the moment you arrive. Inside, soaring ceilings and expansive glass sliders flood the space with natural light and seamlessly connect the interiors to the outdoors. With an open-concept layout, polished concrete floors run throughout the living and dining areas. The sleek kitchen features wood cabinetry, stainless steel appliances, and a large island. A well-positioned powder room adds convenience for guests. Just beyond, a second patio surrounded by lush landscaping flows directly from the main living space, effortlessly pulling the outdoors in. Upstairs, the primary suite is a true retreat with clerestory windows and breathtaking views of the surrounding hills. The en-suite bath features a dual vanity, soaking tub, and separate stand-up shower. Two additional bedrooms, a full bathroom, and a laundry closet round out the second floor. Additional features include solar panels, direct entry to the 2-car garage, and low-maintenance grounds. Located moments from Griffith Park, Frogtown, the LA River bike and pedestrian path, and favorite local spots like Proof Bakery, Cafecito Organico, Spina, and Dune. This home blends calm, curated design with



the vibrancy of city living.

Built in 2010

Essential Information

MLS® #	25593479
Price	\$1,279,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,534
Acres	0.04
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Jeremiah Vancans
Listing Office	Compass

Community Information

Address	4270 Perlita Avenue
Area	606 - Atwater
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90039

Amenities

Parking Spaces	2
Parking	Garage, Door-Multi
# of Garages	2
Garages	Garage, Door-Multi
View	Hills
Pool	None

Interior

Interior	Tile
Interior Features	Eat-in Kitchen, Separate/Formal Dining Room
Appliances	Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
Stories	Two

Additional Information

Date Listed	September 17th, 2025
Days on Market	23
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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