

\$1,575,000 - 1525 Carmona Avenue, Los Angeles

MLS® #25599687

\$1,575,000

3 Bedroom, 4.00 Bathroom, 2,224 sqft

Residential on 0 Acres

Picfair Village, Los Angeles,

Privacy and charm are found in this Picfair Village home with ADU/guest house that will be delivered 100% vacant at closing allowing for market rents. Behind a tall Podocarpus hedge with hog wire fence topped wall you will be welcomed by a covered front porch, the perfect spot to enjoy that morning cup you picked up on your stroll to Mad Lab Coffee. This enchanting Spanish 2 bed + 2 bath home with detached freestanding 1 bed + 1 bath ADU/guest house on the 2nd floor of the rear of the property has so much to offer and more. In addition, you will discover under the back unit are two additional flex spaces, one with full bath and laundry. Through the front door you will discover a spacious living room with gas fireplace. This room adjoins a formal dining room with period built-in buffet that has been outfitted with newer doors/drawers. Adjacent to the dining room you will find a generous sized eat-in kitchen. The kitchen offers incredible amounts of countertop space for the many dinners you will host in this fab entertainer's home. The kitchen includes updated cabinetry, granite countertops, stainless steel dishwasher, range, refrigerator and a full-sized stacked washer/dryer. Checking everyone's boxes is a kitchen that opens up to the back yard so you can view your guests/family while honing your culinary skills. Down a large central hall is a front bedroom with custom closet and drawers. Two bathrooms flank the hall. The 1st bath serves guests & the front bedroom, with a tub over



shower. The primary bath has a separate bathtub and large shower with two pedestal sinks. The primary suite is a true retreat. The bedroom features a walk-in closet and custom built-in desk with bookcase and drawers. A perfect spot to pen your next script or song with the dreamy views of the succulent garden for your inspiration. As you leave the primary bedroom through the door to the succulent garden with Trex deck that is the perfect spot to relax after a day in the garden under the shade of a Camphor tree. Further outdoor space is set-up for dining/lounging. Upstairs you will find an east facing spacious 1 bedroom + 1 bath ADU/guest unit that has a very period vibe with hardwood floors throughout and outfitted with dreamy wood-stained trim, including double paned windows. In the eat-in kitchen are warm wood paneled walls with Ikea cabinetry, butcher block counter tops, range, Miele dishwasher and stove. A peaceful bedroom that faces the hill behind is adjacent to bathroom with vintage tiled tub/shower & black painted paneling giving it a very chic feel. Downstairs are two flex spaces, both with French doors and each offering their own personality. The first includes a full-sized washer/dryer and deep laundry sink with cabinet where you can clean off your clogs and the hand trowel you pulled out of the newer storage shed after a day of gardening, or a place to wash your paint brushes and palette. This flex room has a very modern vibe that is set off by polished concrete floors and smooth light-colored wood paneling. Through the opaque glass door, you will discover a spa size shower with rainfall showerhead. The designer choices of tile and finishes in this room are ready for your Pinterest. The other flex room with laminate flooring and recessed lighting is perfect as a studio space, gym or office. Behind the two-story rear ADU/Guest house is an additional open space that would be perfect as

another spot for gardening or used as private yard for the upstairs space. We said this property has it all. The vision is all yours now how to utilize all the great space this property has to offer. Other notable features in the main house are: oak hardwood floors, recessed lighting & central HVAC. Welcome to the paradise you have found in Casa Carmona. Set in the very walkable Mid-City neighborhood of Picfair Village with its annual pumpkin race, neighborhood feel, steps to local cafes and minutes to DTLA, the Westside, and Beverly Hills.

Built in 1924

Essential Information

MLS® #	25599687
Price	\$1,575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Square Footage	2,224
Acres	0.12
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Monique Carrabba
Listing Office	Compass

Community Information

Address	1525 Carmona Avenue
Area	C19 - Beverly Center-Miracle Mile
Subdivision	Picfair Village
City	Los Angeles
County	Los Angeles
Zip Code	90019

Amenities

Parking Spaces	3
Parking	Driveway
Garages	Driveway
Pool	None
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Landscaped
Windows	Double Pane Windows, Drapes, Screens
Roof	Composition, Shingle
Construction	Stucco
Foundation	Raised

Interior

Interior	Tile, Wood
Interior Features	Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Range
Heating	Central, Natural Gas, Wall Furnace
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
----------	---------------------

Additional Information

Date Listed	October 17th, 2025
Days on Market	21
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 8th, 2026 at 1:30pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing

Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.