

\$1,199,000 - 2235 S Mansfield Avenue, Los Angeles

MLS® #25602761

\$1,199,000

5 Bedroom, 3.00 Bathroom, 2,125 sqft

Residential on 0 Acres

N/A, Los Angeles,

Two homes share one thoughtfully designed lot, each with its own sense of comfort and style, a warm main residence and a bright 2-bedroom ADU that's as versatile as it is welcoming. A mahogany entry and sand-finish stucco signals of the craft within. Inside, the experience is immediate: widened, engineer-designed openings link living, dining, kitchen, and hall so light travels unbroken across Shell Beachtone engineered hardwood. Smooth-coat walls and enlarged Milgard window openings set a calm tone; layered lighting, recessed throughout with statement pendants shifts the mood from morning to evening. The kitchen leads with restraint. Custom white-oak cabinetry and honed Bedrosians Taj Mahal quartzite, paired with a crisp KitchenAid suite anchoring daily life and dinner with friends. A considered circulation leads to the reworked primary suite: a refined entry sequence, larger bedroom proportions, bespoke walk-in closet, and a spa-style bath designed for restoration. Secondary bedrooms are reconfigured with thoughtful storage and flow; laundry is smartly relocated to a stackable LG ThinQ setup to keep the plan efficient. Craft supported by performance. A complete interior rewire with new circuits, plus all-new switches, dimmers, outlets, and fixtures. Full copper re-pipe with Navien 10-GPM tankless, new heating unit with brand-new ducting/returns and Google Nest, Title 24 compliant wall/ceiling insulation, and a dedicated 220V line for EV charging.



New drywall, upgraded baseboards and Shaker doors, plus a discreet pull-down attic ladder reveal 50 sq ft of decked storage. Outdoors, the architecture meets the landscape. Reinforced front planter and concrete entry steps give way to an exposed-aggregate backyard scored on the diagonal with Baja-blue pebble inlays. Low-voltage uplighting traces Japanese maples and native plantings, with roses and a jacaranda in the parkway. Tesla solar for the main residence is fully paid, trimming monthly costs without sacrificing comfort. Beyond a separate gated walkway, the second home address 2237 lives as its own residence. A ground-up build on a new slab with two bedrooms, one bath 815 sq ft, Milgard windows, and three sliders that open the living spaces to light and air. Inside: Farrow & Ball "Wevet." Exterior finished in LaHabra sand-finish stucco. Fully electric and Title 24 compliant with a separate meter and solar-ready panel, GE electric range, Rheem electric tank water heater, and a COSTWAY three-zone mini-split serving both bedrooms and the living room. In-unit stackable laundry adds everyday ease. Enphase solar is also fully paid. Parking for up to five behind the motorized gate completes the compound. Two fully realized homes crafted to live beautifully today and to perform intelligently for years to come. Nearby essentials and favorites include Whole Foods and Sprouts for groceries. Coffee at Jurassic Magic, Palm Grove Social, and Mad Lab Coffee. Around the corner, you'll find the best of West Adams restaurants: The New Maydan Market Alta, Mizlala, Tartine, Mian, Farmhouse Kitchen Thai Cuisine, Delicious Pizza, Highly Likely, Cento and much much more! Explore nearby parks and trails such as Kenneth Hahn, Culver City Stairs, Ballona Creek Bike Trail. The location also offers easy access to Culver City, Santa Monica, and Downtown LA. You're minutes to

the Original Farmers Market, LACMA, The Grove, and the La Brea Tar Pits & Museum. A lifestyle of convenience, dining, and culture at your doorstep.

Built in 1924

Essential Information

MLS® #	25602761
Price	\$1,199,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	2,125
Acres	0.12
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mark Gallandt
Listing Office	eXp Realty of Greater Los Angeles

Community Information

Address	2235 S Mansfield Avenue
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90016

Amenities

Parking Spaces	5
Parking	Driveway, Garage, Concrete, Shared Driveway, Tandem
Garages	Driveway, Garage, Concrete, Shared Driveway, Tandem
View	None
Pool	None
Security	Gated Community, Security Gate

Exterior

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

Interior

Interior Features	Separate/Formal Dining Room, Open Floorplan, Pull Down Attic Stairs, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Disposal, Dishwasher, Dryer, Electric Cooktop, Electric Oven, Gas Cooktop, Gas Oven, Gas Range, Refrigerator, Washer
Heating	Central, Heat Pump
Cooling	Gas
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	October 7th, 2025
Days on Market	16
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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