

\$2,350,000 - 2528 Sleepy Hollow Drive, Glendale

MLS® #25603097

\$2,350,000

4 Bedroom, 4.00 Bathroom, 3,690 sqft

Residential on 1 Acres

N/A, Glendale,

Creative Canyon Compound. Built by the original family who helped shape one of Glenoaks Canyon's most coveted enclaves, this 1940s historic home blends nature, history, and possibility. Set on a rare double lot, 2528 Sleepy Hollow offers an exceptional combination of expanse and serenity. The main house is rich in character, featuring hardwood floors, bay windows and original tile. Its thoughtful layout suits both festive gatherings and quiet moments. Three bedrooms and two baths anchor the main floor while a 400+ square-foot kitchen with generous countertops, abundant storage, and room to seat a crowd will inspire your inner epicurean. Sunlight filters into the formal living room from the north, illuminating a space that feels both refined and inviting, while a step-down den features built-in bookcases, a cozy window seat, and custom drawers perfect for stashing your record collection. A permitted second-story addition creates an airy, vaulted primary suite with exposed oak beams, multiple closets, and a converted attic for work or play. Outdoors, a covered patio with a brick BBQ and wet bar overlooks a breathtaking pool lined with azure tile, while a two-story guest house with bath offers endless flexibility for additional living and creating. Owned solar and a flat upper parcel large enough to build a second residence or ADU are only a few of the extra surprises. Minutes from Eagle Rock, Highland Park, Pasadena, La Canada, and Downtown Glendale, this unicorn of a home



channels more of NELA's easygoing vibe versus suburbia and offers a rare blend of artistry, privacy, and tranquility. door patio. Square footage of 3,690 sq/ft as measured by DaVinci Floorplans, includes both floors of guest house and upper office/play space with dormers, which may or may not be permitted as living space. On public records, house is listed as 4 Bedrooms/3 Baths and 3,261 sq/ft.

Built in 1946

Essential Information

MLS® #	25603097
Price	\$2,350,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,690
Acres	0.58
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Elizabeth Daly
Listing Office	Sotheby's International Realty

Community Information

Address	2528 Sleepy Hollow Drive
Area	624 - Glendale-Chevy Chase/E. Glenoaks
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91206

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage, Guest

# of Garages	2
Garages	Door-Multi, Garage, Guest
View	Canyon, Pool
Has Pool	Yes
Pool	In Ground, Pool Cover, Private, Tile
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco, Wood Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Secluded, Yard
Roof	Shake
Construction	Stucco, Wood Siding
Foundation	Raised

Interior

Interior	Carpet, Wood
Interior Features	Crown Molding, Cathedral Ceiling(s), Eat-in Kitchen, Walk-In Closet(s), Attic, Dressing Area, Loft, Storage, Walk-In Pantry
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Refrigerator, Barbecue
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

School Information

District	Glendale Unified
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Additional Information

Date Listed	October 9th, 2025
Days on Market	14
Zoning	GLR1YY
Short Sale	N
RE / Bank Owned	N

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