

\$1,499,000 - 1326 Cordova Avenue, Glendale

MLS® #25616583

\$1,499,000

3 Bedroom, 3.00 Bathroom, 2,194 sqft

Residential on 0 Acres

N/A, Glendale,

The Peterson House. Glendale historic resource #50 and available for the first time in 50 years. Tucked along one of Glendale's most desirable tree-lined streets north of Mountain, this romantic 1920s Spanish home carries a rare distinction: official Mills Act designation, offering both significant property tax savings and the pride of owning a protected piece of local history. From the moment you arrive, the home's character reveals itself in layers. A timeless facade draped in bougainvillea, framed by a graceful mature olive tree and lush landscaping, leads to an arched front door that opens into an entry rich with original magnesite floors and wrought-iron detailing. The house has a grounded grace, with rooms that flow naturally from one to the next. Inside, rooms feel both generous and inviting, designed for connection and quiet moments alike. The two-story floorplan unfolds with an easy sense of proportion and warmth. To the right, a generous living room with beamed ceilings, a fireplace, and hardwood floors speaks to the home's early Spanish revival craftsmanship. Sunlight filters through arched openings into a cozy library lined with built-ins, perfect for reading or quiet reflection. To the left, the formal dining room sets an elegant tone with textured plaster walls, coved ceilings, and French windows framed by wrought-iron details. The kitchen, centered around a La Cornue range and copper hood, feels like a step back in time, filled with old-world charm



and the kind of patina that only decades of care can create. A cheerful breakfast room connects the kitchen and dining area, offering a casual spot for morning coffee surrounded by vintage texture and light. Upstairs, three bedrooms and two baths continue the home's architectural narrative. The primary suite includes a private office framed by windows overlooking the neighborhood, an inspiring space for work, writing, or creative projects. French doors open to Juliet balconies that bring in soft light and a connection to the surrounding trees. Throughout the upper floor, period details such as built-ins, handcrafted railings, and plaster finishes preserve the home's integrity while offering space for thoughtful updates that respect its history. Outdoors, the backyard feels like a private retreat. A spacious deck and pergola overlook a tiled pool bordered by greenery, creating a peaceful setting for gatherings or quiet afternoons in the sun. The garden and pool create their own quiet rhythm, tying the home's indoor spaces to the landscape. Hidden just beyond is a converted garage that now serves as a guest studio, complete with a modern kitchenette and bright interior. Ideal for creative use, workspace, or future potential, it adds another layer of flexibility to this distinctive property. This is a home that carries its history with quiet joy, a place where light and texture tell the story of its past while inviting its next chapter to unfold. One of the few true Mills Act opportunities in Glendale, it stands as a lasting example of Spanish architecture at its most soulful and enduring.

Built in 1928

Essential Information

MLS® #	25616583
Price	\$1,499,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,194
Acres	0.14
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Robles
Listing Office	Real Broker

Community Information

Address	1326 Cordova Avenue
Area	627 - Rossmoyne & Verdu Woodlands
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91207

Amenities

Parking Spaces	1
Parking	Driveway
Garages	Driveway
Has Pool	Yes
Pool	In Ground

Interior

Interior	Wood
Appliances	Dishwasher, Microwave, Oven, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
Stories	Two

Additional Information

Date Listed	November 10th, 2025
Days on Market	11

Zoning GLR1YY

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of January 9th, 2026 at 11:56am 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.