

# \$1,099,000 - 1351 Montecito Circle, Los Angeles

MLS® #26651117

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## \$1,099,000

2 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0 Acres

N/A, Los Angeles,

At the top of Montecito Heights, where the city feels far away and the air feels different, sits a Spanish home that surprises at every turn. Elevated above it all, yet grounded by a rare, sprawling flat yard, this is a place that offers both perspective and peace. Through the front door, warmth and character unfold. Arched details, natural light, and an easy flow create spaces that feel intimate yet open, perfect for quiet mornings or evenings spent with friends. Two bedrooms and two baths anchor the main level, while upstairs, a dedicated office feels like a retreat of its own. From here, views stretch to the Griffith Observatory and the Hollywood sign, a daily reminder that you are living in one of the most iconic cities in the world. An additional 415 square feet in the converted garage adds another layer of flexibility, complete with its own bathroom and ideal for guests, creative pursuits, or extended stays. It feels tucked away, private, and ready to adapt to whatever chapter comes next. But the true magic lives outdoors. The backyard is a lush, tropical oasis, flat, expansive, and transportive, the kind of space that makes you forget you are in Los Angeles at all. There is room to gather, to garden, to linger under the trees, to host long dinners that stretch into warm nights. It is rare to find this kind of land at the top of a hill, and rarer still for it to feel so serene. And just beyond your front door, nature continues. The home is walking distance to the beautiful trails of Debs Park, where scenic paths wind through rolling hills, native



landscape, and open sky. Spend weekends exploring trails, visiting the pond, or simply reconnecting with the quiet side of the city. It is the perfect complement to the peaceful setting at home. This is a home that offers escape without sacrifice. Character without compromise. A Montecito Heights gem where Spanish charm, flexible living, proximity to nature, and a truly special yard come together in a way that feels both grounded and magical.

Built in 1926

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 26651117                |
| Price          | \$1,099,000             |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,216                   |
| Acres          | 0.18                    |
| Year Built     | 1926                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Spanish                 |
| Status         | Closed                  |
| Listing Agent  | Shannon Reed            |
| Listing Office | Real Broker             |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1351 Montecito Circle   |
| Area        | 679 - Montecito Heights |
| Subdivision | N/A                     |
| City        | Los Angeles             |
| County      | Los Angeles             |
| Zip Code    | 90031                   |

### Amenities

|         |          |
|---------|----------|
| Parking | Driveway |
|---------|----------|

|         |          |
|---------|----------|
| Garages | Driveway |
| View    | Hills    |
| Pool    | None     |

### **Interior**

|            |   |
|------------|---|
| Interior   | Tile, Wood                              |
| Appliances | Dishwasher, Refrigerator, Dryer, Washer |
| Heating    | Central                                 |
| Cooling    | Central Air                             |
| Fireplace  | Yes                                     |
| Fireplaces | Decorative                              |
| Stories    | Two                                     |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 12th, 2026 |
| Days on Market  | 15                  |
| Zoning          | LAR1                |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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