

\$1,799,000 - 2450 Hermosita Drive, Glendale

MLS® #AR25131136

\$1,799,000

3 Bedroom, 3.00 Bathroom, 1,970 sqft

Residential on 0 Acres

N/A, Glendale,

Tucked into the verdant hills of Verdugo Woodlands, this refined single-level residence is more than a home—it's a private chef's oasis on approximately 14,810 SF park-like setting surrounded by oak trees, charming gardens, and serene privacy. This property not only offers ample outdoor space but also presents a prime opportunity for additional development. Given the footprint, adding an Accessory Dwelling Unit (ADU) is a highly viable option—whether to generate passive rental income, increase overall property value, or accommodate multigenerational living. The updated 3-bedroom, 3-bath retreat offers $\pm 1,970$ SF of living space, gracefully blending timeless character with modern luxury. Inside, the heart of the home is a gourmet kitchen appointed with broad, wraparound Carrara marble counters, high-end appliances, and custom cabinetry. Just beyond the dual-glazed windows, nearly a dozen mature fruit trees, raised vegetable beds, and a moon drop grapevine invite daily inspiration. The dining room seats up to 16 guests comfortably—perfect for holidays, dinner parties, or everyday elegance. Or, take the gathering outside to the expansive back patio, where cafe lights and nature's canopy create an alfresco dining space. Natural light pours through every room, highlighting rich hardwood flooring, crown molding, and one fireplace in the dining room. The spacious primary suite features a remodeled en-suite



bath with a spacious rainfall shower, dual raised marble sinks, and custom storage. Whether entertaining beneath the oaks or enjoying quiet reflection, this home offers a rare sense of retreat from life's daily bustle. Additional amenities include a two-car garage with both an EV power outlet and paver driveway, central HVAC, modern security system, and a sprinkler equipped landscape.

Highlights:

- 3 Bedrooms | 3 Remodeled Bathrooms
- ±1,970 SF of Living Space
- ±14,810 Sq Ft Lot (over 1/3 acre)
- Gourmet Kitchen with Carrara Marble Counters & High-End Appliances
- Dining Room Seats 16+ | Outdoor Entertaining Patio
- Raised Garden Beds, Moon Drop Grapevine & Multiple Fruit Trees
- One Fireplace | Hardwood Floors | Crown Molding
- Two-Car Garage | Central HVAC | Security System
- Located in Glendale's Coveted Verdugo Woodlands

Built in 1950

Essential Information

MLS® #	AR25131136
Price	\$1,799,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,970
Acres	0.34
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Filippo Fanara
Listing Office	CIBA Real Estate

Community Information

Address	2450 Hermosita Drive
Area	627 - Rossmoyne & Verdu Woodlands
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91208

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available
Parking Spaces	2
# of Garages	2
View	Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Security System, Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Back Yard, Sprinkler System, Corner Lot, Front Yard, Gentle Sloping, Irregular Lot, Landscaped
Roof	Fire Proof, Metal, See Remarks
Construction	Stucco

Interior

Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Pantry, Recessed Lighting, Stone Counters
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Tankless Water Heater, Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Gas, Living Room
# of Stories	1
Stories	One

School Information

District Glendale Unified

Additional Information

Date Listed June 13th, 2025

Days on Market 122

Zoning GLR1*

Short Sale N

RE / Bank Owned N

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