

# \$1,195,000 - 215 Branch Street, Los Angeles

MLS® #AR25228791

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## \$1,195,000

2 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0 Acres

N/A, Los Angeles,

Sometimes the moment you enter a home it feels so special that you can just tell whoever created it had joy in their hearts... Welcome to 215 Branch Street, the latest restoration by local designers Moxie Houses. Circa 1912, this romantic and whimsical 2-bedroom, 2-bath Craftsman sanctuary (PLUS detached creative space) has had every detail infused with intention, love and thoughtfulness. Each carefully revived detail pays thoughtful tribute to the era in which the home was built while exuding warmth, soul and timeless charm in every direction. From the little wooden library on the sidewalk outside with a fig tree not far behind, to the custom installed porch swing where you can sip lemonade in the shade on hot days, your heart will be swept away with every curated space from the moment you arrive home. The features and upgrades are too many to list but include restored wood windows, refinished original red oak flooring, vintage-inspired lighting with push-button switches, custom wallpaper accents, high-end fixtures, a Bosch range and updated systems throughout. The living room features a Batchelder fireplace with restored tile work. The kitchen is epic with beautiful details like a bespoke Roman Clay range hood and custom cabinetry, quartzite countertops with extended backsplash ledge for all your cooking essentials and storage galore. The primary suite is both dreamy and calming. It feels like your own private refuge with a breathtaking ensuite bath and casement windows that



overlook lush green trees and outdoor space beyond. Just off the kitchen, the spacious laundry room leads you to a magical backyard oasis completely privatized with hedging and adorned with a generously fruiting persimmon tree. Not to mention a light-filled, detached creative space that has a total poetic, “tree house” vibe and serves as the perfect retreat for whatever your craft is! All of this in an absolutely ideal location. You are literally less than a block away from the adorable and beloved cafes, boutiques and eateries on York Blvd yet the street feels quaint and residential. With its timeless architecture, endless upgrades and phenomenal location, this darling home is as classic as it is enchanting—a true Highland Park gem.

Built in 1912

Essential Information

MLS® #	AR25228791
Price	\$1,195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Jessica Romero
Listing Office	Keller Williams Realty

Community Information

Address	215 Branch Street
Area	632 - Highland Park
Subdivision	N/A

City	Los Angeles
County	Los Angeles
Zip Code	90042

### **Amenities**

Parking Spaces	1
Parking	Driveway
Garages	Driveway
View	None
Pool	None

### **Exterior**

Lot Description	Lawn
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### **Interior**

Interior	Wood
Interior Features	Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Gas Oven, Refrigerator, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Electric
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	September 30th, 2025
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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