

# \$1,399,000 - 1440 Holbrook, Eagle Rock

MLS® #GD25240111

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## \$1,399,000

3 Bedroom, 3.00 Bathroom, 1,974 sqft  
Residential on 0 Acres

N/A, Eagle Rock,

**\*\*LOWEST PRICE PER SQFT IN EAGLE ROCK!\*\*** **MOTIVATED SELLER!** Eagle Rock's freshest modern view home just hit the market. Welcome to 1440 Holbrook Street, situated in a prime pocket in the hills of Eagle Rock. As you walk in you are greeted with a seamless first level floor plan flowing from a formal living and dining area into an updated kitchen, which extends seamlessly into a cozy family room anchored by a fireplace. The main level features double accordion doors to the grand backyard, recessed lighting, dual-pane large windows allowing the natural light to flow through the home. Up the staircase you step through warm hardwood engineered floors where you are led to the private quarters: three generously proportioned bedrooms, with each having a walk-in closet. The backyard is where you will be impressed – A backyard built for entertaining, with a custom BBQ, covered pergola, and beautiful landscaping. Relax over a glass of wine with friends as you watch the city lights twinkle, while the evening sets in. Downstairs adjacent to the two-car garage you will find a bonus large 400-sqft room with an attached bath = perfect for a theatre, studio, gym, office space, or whatever the new owner of this home desires. With easy freeway access (2 & 134), this home is just minutes from the vibrant shops, cafés, and restaurants of the hip Colorado Boulevard. Don't miss your opportunity for this gem to be yours in Los Angeles's most sought-after neighborhoods.



Built in 1979

## Essential Information

MLS® #	GD25240111
Price	\$1,399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,974
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Christine Raphaelian
Listing Office	Huntington Group

## Community Information

Address	1440 Holbrook
Area	618 - Eagle Rock
Subdivision	N/A
City	Eagle Rock
County	Los Angeles
Zip Code	90041

## Amenities

Utilities	Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available, Propane
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	City Lights
Pool	None
Security	Security System

## Exterior

Lot Description	Back Yard, Landscaped, Sprinkler System, Garden
Windows	Double Pane Windows

## Interior

Interior	Wood, Stone
Interior Features	Eat-in Kitchen, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s), Stone Counters, Utility Room
Appliances	SixBurnerStove, Barbecue, Dishwasher, Gas Oven, Gas Range, Microwave, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
Elementary	Eagle Rock
Middle	Park
High	Eagle Rock

## Additional Information

Date Listed	October 14th, 2025
Days on Market	100
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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