

\$1,649,000 - 1215 Avenue 56, Los Angeles

MLS® #IV25206611

\$1,649,000

4 Bedroom, 3.00 Bathroom, 2,023 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome to The Cabin and The Cottage homes, where tranquility, serene living, and modern amenities coalesce. These two homes have been exquisitely renovated for years to create a hidden compound in the heart of Highland Park. The property features a fully fenced front yard with 3 off-street parking spaces, a zen fountain and birds swirling through the landscape, lending to a mountain retreat feel. The landscaping on the property features citrus trees, a veggie planter box, a ficus green wall surrounding, and some of the most beautiful and sought-after trees and plants from around the world. The lush, enchanting landscaping and "lifescaping" is drought-tolerant and maintained through drip irrigation. The Cabin home features 3 beds and 2 baths, a vaulted ceiling great room, chef's kitchen, and primary walk-in closet. This home has ample storage, including the custom-built gathering closet by the front door perfect for a "shoe off home" doggie leashes, coats and book/work bags. The guest bathroom has a Japanese-inspired soaking tub that doubles as a plunge pool, lending itself to full-body relaxation and recovery. The primary bathroom is complete with large cabinetry to provide efficient storage. Both properties feature new California COOL roofs and an ember-resistant fire screening defensible system. The homes feature all the upgrades one would want in a new property, including a new sewer line, rebuilt foundations, new tankless water heaters, new appliances,



new HVAC in both homes, copper plumbing and new electric panels. Behind the main home is a one-car garage or bonus space perfect for extending the entertaining from the built-in BBQ with natural plumbed gas line, pizza oven, and outdoor kitchen. The fountain, complete with Koi and ornamental goldfish by the outdoor kitchen area adds the visuals and sound effects one needs for total calm. This property does not have neighbors to the left and back of the home, making this compound one of the most tranquil one can find. The Cottage home is a 1-bed 1-bath with a laundry room, vaulted ceilings, and two walk-in closets. Just behind the Cottage home is another private yard, featuring a fire pit, bistro lights, and a Japanese-inspired landscape. So the question is, why have one house when you can have two, and why not have total tranquility or be in the heart of a city when you can have both? The Cabin and Cottage homes are waiting to give you everything you have been dreaming of!

Built in 1921

Essential Information

MLS® #	IV25206611
Price	\$1,649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,023
Acres	0.14
Year Built	1921
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kendall Key
Listing Office	REALPRO EASTSIDE

Community Information

Address	1215 Avenue 56
Area	632 - Highland Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90042

Amenities

Parking Spaces	1
# of Garages	1
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Drip Irrigation/Bubblers
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Interior

Interior Features	Beamed Ceilings, Built-in Features
Appliances	Dishwasher, Gas Oven, Water Heater, Barbecue, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Range, High Efficiency Water Heater, Water Purifier
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	September 9th, 2025
Days on Market	44
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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