

\$1,295,000 - 2491 Ivan Hill Terrace, Los Angeles

MLS® #OC26043239

\$1,295,000

3 Bedroom, 2.00 Bathroom, 1,760 sqft
Residential on 0 Acres

N/A, Los Angeles,

Perched at the end of a quiet cul-de-sac in the Silver Lake hills, 2491 Ivan Hill Terrace is a private hillside retreat offering architectural flexibility, layered outdoor spaces, and meaningful system upgrades in one of the Eastside's most sought-after neighborhoods. Currently configured as a 4 bedroom, 3 bath single-family residence, the layout adapts effortlessly to entertaining, creative workspace, remote work, or multi-generational living. Reimagined with clean contemporary finishes, the open living and dining areas are filled with natural light and connect seamlessly to a modern kitchen with quartz countertops and stainless steel appliances, while updated baths and streamlined detailing create a cohesive, move-in-ready aesthetic. Significant improvements completed in 2021 include roof replacement, HVAC installation, electrical upgrade and rewiring, plumbing repipe, kitchen remodel, window replacement, and bathroom updates. The lower level introduces substantial additional living space that expands the home's versatility and invites imaginative use as a studio, guest suite, office, or media retreat. In 2023, a permit application was submitted for conversion of the lower level into a proposed 568 square foot ADU and 496 square foot Junior ADU totaling approximately 1,064 square feet, the application was not completed, creating potential for a future owner to pursue completion and further enhance value, subject to buyer verification of



status and feasibility with LADBS. Additionally, set on a 6,520 square foot lot elevated above the street and framed by mature eucalyptus, yucca, and pine, the property features two sunlit terraces designed for dining, gathering, and relaxed evenings outdoors, along with more private garden areas that enhance the sense of retreat. Located near the Silver Lake Reservoir and neighborhood caf s, this hillside home offers both immediate comfort and long-term potential. Certain improvements and/or additions may not be permitted. Buyers are encouraged to independently verify square footage, permits, zoning, and legal use of all spaces. Property sold as-is. Seller reserves the right to accept an offer prior to offer deadline.

Built in 1931

Essential Information

MLS� #	OC26043239
Price	\$1,295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,760
Acres	0.15
Year Built	1931
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Dick Hamparsumian
Listing Office	Cooper One Fourteen

Community Information

Address	2491 Ivan Hill Terrace
Area	C21 - Silver Lake - Echo Park
Subdivision	N/A

City	Los Angeles
County	Los Angeles
Zip Code	90039

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Driveway, On Street, Driveway Up Slope From Street
Garages	Driveway, On Street, Driveway Up Slope From Street
View	Hills, City Lights
Waterfront	Reservoir in Community
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Lights, Security System

Exterior

Exterior	Drywall, Concrete, Unknown
Lot Description	Garden, Sloped Down
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Construction	Drywall, Concrete, Unknown

Interior

Interior	Tile, Vinyl, Wood
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Main Level Primary
Appliances	Dishwasher, Gas Range, Refrigerator, Tankless Water Heater, Dryer, Washer, Ice Maker
Heating	Central, ENERGY STAR Qualified Equipment
Cooling	Central Air, Wall/Window Unit(s), ENERGY STAR Qualified Equipment
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	March 2nd, 2026
Days on Market	19
Zoning	LAR2

Short Sale N

RE / Bank Owned N

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