

\$1,399,000 - 5519 Terrace Drive, La Crescenta

MLS® #P1-21573

\$1,399,000

4 Bedroom, 2.00 Bathroom, 2,118 sqft
Residential on 0 Acres

N/A, La Crescenta,

Mid-Century Style, City Views, and Room to Dream Bigger in Upper Briggs Terrace. This home seamlessly blends privacy, style, and long-term potential on a beautifully landscaped lot filled with mature fruit trees, including grapefruit, lemon, dragon fruit, and pear, as well as blooming roses and drought-tolerant plants. Fire-smart setbacks and natural elevation offer added peace of mind.

Significant upgrades include a wholly owned and transferable solar system, a money-conscious upgrade considering proposed Edison rate increases. Updated Renewal by Andersen windows and sliders throughout, and a light-filled, indoor-outdoor layout ideal for everyday living and entertaining. The step-down living room, with its classic flagstone fireplace and oversized transom windows, frames stunning views of downtown Los Angeles and Catalina. In 1996, a thoughtfully designed front expansion added a spacious kitchen, an optional 4th bedroom used as an office, and a 525 sq. ft. garage. The addition was structurally built to support a second story, allowing future owners to expand upward. Alternatively, converting part or all of the garage to additional living space would be a reasonably simple task, enabling this 2100+ square foot home to be transformed into a 2600+ square foot home. The backyard features a saltwater pool, several private patios, and spectacular downtown city views. And for added fire safety, a fire-prep hose is ready to use the pool water.



Storage is plentiful, with two side-yard sheds, a pool equipment room, and ample attic space in the garage. Stylish, upgraded, and packed with flexibility, this home offers comfort today and exciting possibilities for tomorrow.

Built in 1962

Essential Information

MLS® #	P1-21573
Price	\$1,399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,118
Acres	0.20
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Robbyn Battles
Listing Office	JohnHart Real Estate

Community Information

Address	5519 Terrace Drive
Area	635 - La Crescenta/Glendale Montrose & Annex
Subdivision	N/A
City	La Crescenta
County	Los Angeles
Zip Code	91214

Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	City Lights, Mountain(s)

Has Pool	Yes
Pool	In Ground, Private, Salt Water
Security	Smoke Detector(s)

Exterior

Lot Description	ZeroToOneUnitAcre, Drip Irrigation/Bubblers, Front Yard, Garden
Windows	Double Pane Windows
Roof	Reflective, Rolled/Hot Mop
Foundation	Slab

Interior

Interior	Carpet, Vinyl
Interior Features	Beamed Ceilings, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Bedroom on Main Level, Primary Suite, Breakfast Area, Storage, Sunken Living Room, Tile Counters, Track Lighting
Appliances	Dishwasher, Refrigerator, Range Hood, Trash Compactor, Barbecue, Free-Standing Range, Gas Oven, Gas Range, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

Elementary	Mountain Ave
Middle	Rosemont
High	Crescenta Valley

Additional Information

Date Listed	April 3rd, 2025
Days on Market	61
Short Sale	N
RE / Bank Owned	N

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