

\$2,695,000 - 1240 Rossmoyne Avenue, Glendale

MLS® #P1-22198

\$2,695,000

3 Bedroom, 3.00 Bathroom, 3,272 sqft
Residential on 0 Acres

N/A, Glendale,

Discover a 1925 Spanish Revival home nestled on a prominent corner lot in Glendale's sought-after Rossmoyne Historic District. This exquisite property captivates with its vibrant rose garden, citrus and olive trees, and elegant Italian cypress. A charming rose trellis frames the front entrance, leading to a grand step-down living room with a dramatic barrel ceiling, fireplace, and original French doors opening to a serene courtyard. Unique architectural details abound, from the hand-painted tiles on the steps and staircase to the custom arches and interior Juliet balcony, adding to the home's historic charm. The formal dining room, with picturesque views of the rose garden, is opposite the living room. It features original wood windows and custom drapery, ideal for hosting, with a bar area and a 48-bottle wine refrigerator. The 2022 remodeled kitchen is a chef's dream, boasting custom cabinets, brass hardware, Calacatta marble countertops, and a 42' French Door Sub-Zero refrigerator with custom panels. It includes a Shaws 33' farmhouse sink, Miele dishwasher, Sharp drawer microwave, 36' Wolf Induction Stovetop and Convection range, Zephyr 42' Monsoon Range Hood, and a 30' Thermador wall oven. A large center island with soapstone countertops and a cozy eat-in banquette complete the kitchen space. The entertainment room is perfect for movie nights and informal gatherings, with a nearby three-quarter bath. Upstairs, unique architectural features like a



pointed archway lead to three bedrooms. Two guest bedrooms share a modern bath, while the primary suite offers hillside views, recessed LED lighting, and a luxurious updated bath with a soaker tub and Carrara marble finishes. The outdoor courtyard epitomizes Southern California living, perfect for intimate gatherings. Upgrades include a new HVAC system, water filtration, electric car charger, and more, ensuring comfort in this lovingly restored home. Rossmoyne is a vibrant community with classic homes, mature trees, and beautiful Nibley Park. Conveniently located near Warner Brother and Disney studios, Hospitals, Freeways and the anticipated Erewhon market. This home offers a rare opportunity to own a historic gem with modern amenities.

Built in 1925

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | P1-22198 |
| Price | \$2,695,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 3,272 |
| Acres | 0.18 |
| Year Built | 1925 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Spanish |
| Status | Closed |
| Listing Agent | Michelle Chavoor |
| Listing Office | COMPASS |

Community Information

| | |
|---------|-----------------------------------|
| Address | 1240 Rossmoyne Avenue |
| Area | 627 - Rossmoyne & Verdu Woodlands |

| | |
|-------------|-------------|
| Subdivision | N/A |
| City | Glendale |
| County | Los Angeles |
| Zip Code | 91207 |

Amenities

| | |
|----------------|--|
| Utilities | Sewer Connected |
| Parking Spaces | 2 |
| # of Garages | 2 |
| View | None |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|--------------------------------------|
| Exterior | Plaster |
| Lot Description | Front Yard, Street Level, Corner Lot |
| Roof | Spanish Tile |
| Construction | Plaster |

Interior

| | |
|-------------------|---|
| Interior | Stone, Wood |
| Interior Features | Separate/Formal Dining Room, All Bedrooms Up, Balcony, Breakfast Area, Ceiling Fan(s), High Ceilings, Primary Suite, Recessed Lighting, Stone Counters, Storage |
| Appliances | Dishwasher, Microwave, Convection Oven, Electric Cooktop, Gas Oven, High Efficiency Water Heater, Range Hood, Refrigerator, Water Purifier |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room |
| Stories | Two |

Additional Information

| | |
|-----------------|----------------|
| Date Listed | May 13th, 2025 |
| Days on Market | 20 |
| Short Sale | N |
| RE / Bank Owned | N |

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