

# **\$2,898,000 - 2745 Carlaris Road, San Marino**

MLS® #P1-22768

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**\$2,898,000**

4 Bedroom, 3.00 Bathroom, 2,878 sqft  
Residential on 0 Acres

N/A, San Marino,

Step into the timeless elegance of this exquisitely restored 1931 Spanish Revival home, nestled on one of the most desirable streets in the Mission District of San Marino. Lovingly restored by its current owners, only the third stewards of this exceptional property, every inch has been thoughtfully updated to honor its rich architectural heritage while embracing the needs of modern living. With 4 spacious bedrooms, 3 bathrooms, and a dedicated office, the home's versatile floor plan is ideal for everyday comfort and entertaining. Beyond the striking curb appeal lies a charming enclosed courtyard. Enter through a gracious foyer adorned with a meticulously restored magnesite entry and staircase, setting the tone for the artistry and craftsmanship found throughout. The dramatic living room features soaring beamed ceilings, an original fireplace, and a stunning picture window framed by intricate wrought iron, offering views of the front courtyard. Adjacent, the office is a sanctuary of its own, with custom built-in bookcases and chapel-inspired doors. Host in style in the formal dining room beneath a hand-stenciled ceiling and an original wrought iron chandelier. The breakfast room, drenched in natural light, has French doors that open to the backyard. The kitchen is a chef's dream, beautifully updated with stone countertops, tile backsplash, double ovens, gas cooktop, cocktail sink, and abundant storage. Hidden laundry cabinets offer added convenience. Downstairs, a guest



bedroom and an adjacent vintage-tiled bath offer privacy and charm. Upstairs, you'll find 3 additional bedrooms and 2 full baths, including a luxurious primary suite complete with a dressing room and private balcony. The show-stopping 2024-renovated primary bathroom features a rare Gladding McBean swan tile mural, a porcelain cast iron tub, stall shower, and period-inspired jade green pedestal sink and toilet. This home has been meticulously updated over the past two decades, including new HVAC (2022), new roof (2023), refinished hardwood floors, rebuilt deck, mostly copper plumbing, and replica custom windows. Most of the original light fixtures and hardware remain intact, many showcasing exquisite Art Deco details. A California basement, detached 2-car garage, and a private backyard with tall hedges and a mature magnolia tree complete the package. This property is a rare architectural find in a quiet neighborhood.

Built in 1931

Essential Information

MLS® #	P1-22768
Price	\$2,898,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,878
Acres	0.18
Year Built	1931
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Sarah Rogers
Listing Office	The Agency

## Community Information

Address	2745 Carlaris Road
Area	655 - San Marino
Subdivision	N/A
City	San Marino
County	Los Angeles
Zip Code	91108

## Amenities

Parking Spaces	2
Parking	Driveway, Gated
# of Garages	2
Garages	Driveway, Gated
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Balcony, Lighting, Rain Gutters
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System, Yard, Drip Irrigation/Bubblers, Garden
Roof	Spanish Tile
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, Storage, Bedroom on Main Level, Walk-In Closet(s), Balcony, Beamed Ceilings, Built-in Features, Dressing Area, Entrance Foyer, In-Law Floorplan, Primary Suite, Stone Counters
Appliances	Dishwasher, Microwave, Refrigerator, Range Hood, Double Oven, Gas Cooktop, Water Heater
Heating	Central, Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	June 16th, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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