

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

MLS® #P1-22768

\$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

Based on information from California Regional Multiple Listing Service, Inc. as of February 1st, 2026 at 1:58am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.