

# \$1,498,000 - 517 Garfield Avenue, South Pasadena

MLS® #P1-25494

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## \$1,498,000

2 Bedroom, 2.00 Bathroom, 1,258 sqft  
Residential on 0 Acres

N/A, South Pasadena,

Known as the landmarked 'Adobe Eulalia Perez,' this 1924 Spanish Colonial Revival adobe is a rare, gated sanctuary in the heart of South Pasadena, offering extraordinary indoor-outdoor living and authentic architectural character. Hidden behind original walls and a secured entry, the home opens into a private courtyard setting that feels like a tucked-away European village, peaceful, romantic, and completely removed from the street. The main residence features a well appointed 1 bedroom and 1 bath with vaulted ceilings, original beams, details, and preserved period flooring, all carefully maintained and thoughtfully updated to honor the home's historic integrity while providing modern comforts. A beautiful galley-style kitchen serves as the heart of the home, offering refined counters, abundant character, and seating for up to four at the counter, flowing naturally to the dining area and a dramatic sunken living room anchored by a rejuvenated original fireplace. The covered courtyard, over 900 square feet, functions as a true extension of the living space, ideal for entertaining or quiet retreat. Highlights include an outdoor fireplace, Jacuzzi, lounge and dining areas, and a private outdoor shower, creating a resort-like atmosphere year-round. A separate guest quarters just off the courtyard provides exceptional flexibility, complete with a Murphy-bed sleeping area, kitchenette, dining nook, and bath, perfect for guests, an art or music studio, home office, or meditation



space. A truly special offering for a single professional, young couple, or empty nesters seeking architectural significance, privacy, and proximity/walkability to the South Pasadena community, parks and schools.

Built in 1924

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | P1-25494                |
| Price          | \$1,498,000             |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Square Footage | 1,258                   |
| Acres          | 0.16                    |
| Year Built     | 1924                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Spanish                 |
| Status         | Closed                  |
| Listing Agent  | Carmine Sabatella       |
| Listing Office | The Agency              |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 517 Garfield Avenue |
| Area        | 658 - So. Pasadena  |
| Subdivision | N/A                 |
| City        | South Pasadena      |
| County      | Los Angeles         |
| Zip Code    | 91030               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 1  |
| Parking        | Garage, On Street, Driveway  |
| # of Garages   | 1  |
| Garages        | Garage, On Street, Driveway  |
| View           | None   |
| Pool           | None   |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s), Prewired, Security Lights, |

## Security System

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Barbecue, Lighting                        |
| Windows           | Blinds, Custom Covering(s), Stained Glass |
| Roof              | Clay, Shingle                             |
| Foundation        | Slab                                      |

### Interior

|                   |   |
|-------------------|---|
| Interior          | Tile, Wood, Brick, Concrete   |
| Interior Features | Beamed Ceilings, Built-in Features, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Storage, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Granite Counters, Main Level Primary, Stone Counters, Sunken Living Room, Wired for Data |
| Appliances        | Microwave, Refrigerator, Water Heater, Barbecue, Built-In Range, Freezer, Gas Range, Ice Maker, Range Hood, SixBurnerStove, Vented Exhaust Fan, Water To Refrigerator   |
| Heating           | Central, Fireplace(s)   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Living Room, Gas, Outside, Raised Hearth  |
| Stories           | One   |

### Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | October 7th, 2025 |
| Days on Market  | 10                |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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