

# \$1,495,000 - 314 Avenue 44, Los Angeles

MLS® #RS25142917

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## \$1,495,000

4 Bedroom, 4.00 Bathroom, 2,973 sqft  
Residential on 0 Acres

N/A, Los Angeles,

### MOUNT WASHINGTONâ€™S FINEST!

Experience the pinnacle of modern luxury in this stunning, tri-level, custom-built home, perfectly perched in one of the most sought-after neighborhoods in Los Angeles. Nestled in the scenic hills of Mount Washington, this rare gem offers unmatched proximityâ€”just minutes from Downtown LA (Crypto.com Arena), Dodger Stadium, Glendale, and Pasadenaâ€”with quick access to both the 110 and 5 freeways.

Bathed in natural light, the interior features soaring two-story ceilings and expansive windows that frame breathtaking 180-degree panoramic views from every roomâ€”true postcard perfection. Recently renovated throughout, the home showcases sleek, designer finishes and thoughtful details that are sure to captivate even the most discerning buyer.

Each bedroom is a luxurious suite, complete with its own full bathroom, oversized closet, and a sliding glass door that opens to a private balcony. The home features striking mid-century open beam ceilings and a spacious third-floor loft that overlooks the second floor, adding architectural interest and depth. Recessed LED lighting is installed throughout, offering modern efficiency and ambiance. Situated on a rare double lot totaling close to 10,000 sq ft, the property offers incredible potential for terraced



landscapingâ€”transforming it into an entertainerâ€™s dream retreat.

\* 4TH BEDROOM WAS CONVERTED TO A OPEN LOFT, BUT CAN BE EASILY CONVERTED BACK TO A BEDROOM

Built in 1983

**Essential Information**

MLS® #	RS25142917
Price	\$1,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,973
Acres	0.20
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Mid-Century Modern
Status	Closed
Listing Agent	Jamie Durity
Listing Office	eXp Realty

**Community Information**

Address	314 Avenue 44
Area	680 - Mount Washington
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Single, Garage, Garage Faces Front
# of Garages	3

Garages	Door-Single, Garage, Garage Faces Front
View	City Lights, Hills, Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Security System

## Exterior

Exterior	Copper Plumbing
Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Sprinklers Timer, Sloped Down, Sloped Up, Sprinkler System, Steep Slope
Windows	Tinted Windows
Roof	Rolled/Hot Mop
Construction	Copper Plumbing

## Interior

Interior Features	Beamed Ceilings, Built-in Features, Balcony, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Two Story Ceilings, Bar, Dressing Area, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Breakfast Area, Central Vacuum, Loft, Multiple Staircases, Utility Room, Wet Bar
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Water Heater, Convection Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Self Cleaning Oven
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Primary Bedroom
# of Stories	3
Stories	Three Or More

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	June 25th, 2025
Days on Market	18
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 13th, 2026 at 8:50am PST.

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