

\$1,089,000 - 327 Chestnut Avenue, Los Angeles

MLS® #SR25041412

\$1,089,000

3 Bedroom, 2.00 Bathroom, 1,290 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome to one of the most charming and innovative homes in the heart of Highland Park, the Chestnut House. This bright and modern 3 bedroom, 2 bath oasis has been thoughtfully renovated using locally sourced and recycled materials when available. You'll walk into an open concept living space with the fully renovated kitchen ideal for entertaining. You'll also enjoy a calm and relaxing primary suite with a designer ensuite and the fully paid solar panels will keep your utility bills to a minimum.

Several years were spent creating this special property embracing native plants throughout. The owners created an entire water conservation system which efficiently captures rainwater while utilizing gray water to keep more water on the property, reducing the volume of water required to maintain this remarkable garden. The Chestnut Home was on the Theodore Payne Native Plant Society garden home tour in 2022, and you'll love how its garden attracts many species of birds and pollinators bringing immense enjoyment to its owners while assuring a beautiful array of flowers.

Walking through this home you'll find a sense of calm and serenity. Minutes away from downtown, Pasadena and Glendale, this tranquil home is centrally located within close proximity to the 5, 110 and 101 Fwys. The laundry is conveniently located in its own



laundry room attached to the garage, without taking up valuable garage space. The two-car garage is equipped with a 220v charging station for your EV.

Submit your offer quickly as this unique property will sell quickly.

Built in 1922

Essential Information

MLS® #	SR25041412
Price	\$1,089,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,290
Acres	0.12
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Kevin Pike
Listing Office	Coldwell Banker Exclusive

Community Information

Address	327 Chestnut Avenue
Area	632 - Highland Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90042

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage, Electric Vehicle

	Charging Station(s), Storage
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage, Electric Vehicle
	Charging Station(s), Storage
View	Neighborhood
Pool	None

Exterior

Exterior	Copper Plumbing
Lot Description	ZeroToOneUnitAcre
Windows	Custom Covering(s), Drapes, Low Emissivity Windows
Construction	Copper Plumbing

Interior

Interior	Bamboo
Interior Features	Ceiling Fan(s), Bedroom on Main Level, Main Level Primary, Primary Suite, Eat-in Kitchen, Solid Surface Counters
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer, Electric Oven, ENERGY STAR Qualified Appliances, Gas Water Heater
Heating	Ductless, Heat Pump
Cooling	Ductless, Electric, ENERGY STAR Qualified Equipment, Heat Pump, Zoned
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	February 22nd, 2025
Days on Market	21
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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