

# **\$4,249,999 - 4246 Farmdale Avenue, Studio City**

MLS® #SR25260632

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## **\$4,249,999**

5 Bedroom, 6.00 Bathroom, 3,698 sqft  
Residential on 0 Acres

N/A, Studio City,

Tucked in the heart of one of Studio City's most sought-after neighborhoods, Colfax Meadows, this newly built home was thoughtfully designed and constructed by Mercantile & Merchant in collaboration with Perella Architects. Every element has been carefully considered "from the fixtures and furniture to the wallpaper and color palette" creating a home that feels both refined and welcoming.

The design takes full advantage of the surrounding landscape and natural light, resulting in a warm, balanced living environment. Custom millwork runs throughout, adding texture and craftsmanship to every room. The formal living area features vaulted ceilings, a classic brick fireplace, and striking windows that frame a mature Magnolia tree in the cedar-fenced front yard.

On the main level, a moody powder room, elegant laundry space, and dedicated dining area lead into an expansive great room and chef's kitchen. Outfitted with Taj Mahal stone counters, premium appliances, as well as a custom walk-in scullery, the kitchen is as functional as it is beautiful. Large folding doors fully open to a private backyard framed by tall hedges, creating effortless indoor-outdoor flow and a true sense of calm.

Upstairs, the primary suite includes a spacious walk-in closet, a spa-like bathroom with a



walk-in shower and freestanding soaking tub, and a private balcony with mountain views. Three additional ensuite bedrooms each offer their own personality and charm.

The backyard serves as a private retreat, featuring a sun-drenched pool positioned between the main home and a full-sized ADU with its own living room, bedroom, and bathroom. French doors throughout allow natural light to pour in and connect every space to the outdoors.

Ideally located within walking distance of Tujunga Village and Ventura Boulevard’s shops, cafés, and restaurants and within the highly regarded Carpenter School District this home offers a rare blend of craftsmanship, comfort, and California living at its best.

Built in 2025

Essential Information

MLS® #	SR25260632
Price	\$4,249,999
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,698
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Hovik Pakhanyan
Listing Office	The Agency

Community Information

Address	4246 Farmdale Avenue
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Area	STUD - Studio City
Subdivision	N/A
City	Studio City
County	Los Angeles
Zip Code	91604

## Amenities

View	None
Has Pool	Yes
Pool	Private

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Bedroom on Main Level, High Ceilings
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
Elementary	Carpenter Charter

## Additional Information

Date Listed	November 12th, 2025
Days on Market	23
Short Sale	N
RE / Bank Owned	N

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