

# \$968,000 - 2844 1/2 Griffin Avenue, Los Angeles

MLS® #WS25183718

**\$968,000**

3 Bedroom, 3.00 Bathroom, 1,615 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome to 2844 1/2 Griffin Ave, part of The Griffin — a collection of nine architecturally designed small-lot homes by award-winning architect Patrick Tighe. Built in 2019, this modern 3-bedroom, 3-bath home offers a perfect mix of bold, architectural style and everyday livability. Soaring ceilings, clean lines, and a mix of hardwood and concrete flooring set the tone, while the kitchen steals the show with stainless steel appliances, a Thor 6-burner gas range, quartz countertops, and a generous island. The open-concept design, featuring a sunken living room and adjoining dining area, offers a striking yet versatile setting, equally suited to elegant formal gatherings and relaxed everyday entertaining. You'll love the in-ceiling speakers in the living room, kitchen, and primary suite (all Alexa-enabled), plus in-wall Wi-Fi access points to keep you connected anywhere in the house. The first-level bedroom offers versatile functionality, easily serving as a private guest room, home office, gym, or flexible living space. The primary 2nd floor bedroom boasts an updated walk-in closet, a designer wall sconce by the acclaimed Eny Lee Parker, expansive windows, and a sleek, spa-inspired bathroom with dual sink vanities. The other 2nd level bedroom is also en suite and features large, oversized windows. Smart features like the Nest thermostat, Ring doorbell, EV garage charger, and brand-new smart garage door opener make daily life a breeze. Experience



modern sophistication in this turnkey home, complete with a private patio, two-car garage, and effortless access to the vibrant scenes of Highland Park, Silverlake, Echo Park, and Downtown LA. Don't miss the chance to make this Lincoln Heights gem your own! This home is also eligible for a \$20,000 City National Grant!

Built in 2019

## Essential Information

MLS® #	WS25183718
Price	\$968,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,615
Acres	0.05
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Peggy Lim
Listing Office	Real Brokerage Technologies

## Community Information

Address	2844 1/2 Griffin Avenue
Area	677 - Lincoln Hts
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90031

## Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

## Exterior

Lot Description      ZeroToOneUnitAcre

## Interior

Interior	Concrete, Wood
Interior Features	Bedroom on Main Level, Multiple Primary Suites
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District      Los Angeles Unified

## Additional Information

Date Listed	August 14th, 2025
Days on Market	6
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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