

From Lake Shore and Baxter N on Lake Shore to Cerro Gordo to Vestal N on Vestal to address



BED / BATH: **3/3,0,0,0**  
 SQFT(src): **2,514 (B)**  
 PRICE PER SQFT: **\$994.43**  
 LOT(src): **6,250/0.1435 (A)**  
 LEVELS: **Two, Multi/Split**  
 GARAGE: **2/Attached**  
 YEAR BUILT(src): **1914 (ASR)**  
 PROP SUB TYPE: **SFR/D**  
 DAM / CDAM: **0/0**  
 SLC: **Standard**  
 PARCEL #: **5443011014**  
 LISTING ID: **SB26024466**

Recent: **02/18/2026 : NEW**

## DESCRIPTION

Striking custom modern hilltop residence in the heart of North Echo Park's coveted Elysian Heights, offering sweeping panoramic views, city lights, and DTLA skyline vistas. Three years in the making, this bespoke architectural home was taken down to one original wall and completely reimagined with exceptional craftsmanship and design. Not a developer track home, but a true one-of-a-kind residence created for the discerning buyer seeking privacy, views, and an elevated indoor-outdoor lifestyle. Perfectly sited on a fully manicured, tiered, east-facing lot, the 3-bedroom, 3-bath home features multiple suspended patios that seamlessly extend the living spaces outdoors, including private terraces and kitchen—ideal for al fresco dining and entertaining. Mature succulents and sculptural cactus plantings are thoughtfully integrated throughout the property, creating a refined, low-maintenance landscape with strong architectural presence. The expansive hardscape patio is designed for entertaining at scale, complete with an outdoor kitchen, tiled lounge areas, and ample gathering space. A second tier showcases a custom LED-lit quartz stone waterfall as the backdrop to a spa retreat, decking, and synthetic lawn. Additional tiers include fruit trees, garden space, and natural privacy buffers. The entire lot is professionally landscaped, turnkey, and entertainment-ready. Interiors feature high ceilings, wide-plank wood flooring, skylights, and soft ambient LED lighting throughout, creating volume and natural light across the main living spaces. The chef's kitchen anchors the home with a statement waterfall island, stone countertops, and sleek European soft-close cabinetry. Generous wall space offers a gallery-like setting ideal for art collections. All three bedrooms are generously sized, offering comfortable living with custom finishes and excellent proportions. European-inspired bathrooms are fully bespoke, showcasing refined tilework and elevated design. Ideally located with excellent freeway access, providing quick connectivity to Downtown Los Angeles, Silver Lake, Hollywood, and the Westside—while maintaining the privacy and tranquility of a hilltop setting. A rare Echo Park offering combining architecture, views, and lifestyle.

## EXCLUSIONS:

AREA: **C21 – Silver Lake – Echo Park**  
 SUBDIVISION: /  
 COUNTY: **Los Angeles**  
 SENIOR COMMUNITY?: **No**  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$2,500,000**  
 BASEMENT SQFT:  
 COMMON WALLS: **No Common Walls**  
 PARKING: **Driveway, Garage, Garage - Single Door, Private**  
 HORSE:  
 PROBATE AUTHORITY:

## INCLUSIONS:

SELLER WILL CONSIDER CONCESSIONS IN OFFER:  
 ROOM TYPE: **Great Room, Primary Bathroom, Primary Bedroom, Walk-In Closet**  
 EATING AREA: **Area, Breakfast Counter / Bar, Dining Room**

COOLING: **Central Air, High Efficiency**  
 HEATING: **Central**  
 VIEW: **City Lights, Hills, Mountain(s)**  
 WATERFRONT:  
 LAUNDRY: **Gas Dryer Hookup, Washer Hookup**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

## INTERIOR

INTERIOR: **Balcony, Copper Plumbing Full, High Ceilings, Living Room Balcony, Open Floorplan, Recessed Lighting, Stone Counters, Wired for Data, Wired for Sound**  
 MAIN LEVEL BEDROOMS: **2**  
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:  
 APPLIANCES: **Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Water Line to Refrigerator**  
 KITCHEN FEATURES: **Kitchen Island, Kitchen Open to Family Room, Remodeled Kitchen, Stone Counters**  
 BATHROOM FEATURES: **Bathtub, Low Flow Shower, Low Flow Toilet(s), Shower, Shower in Tub, Remodeled, Upgraded**

FLOORING: **Wood**  
 ENTRY LOC/ENTRY LVL: **Front/1**  
 FIREPLACE: **None**

## EXTERIOR

EXTERIOR: **Barbecue Private, Lighting, Rain Gutters**  
 FENCING: **New Condition, Privacy**  
 DIRECTION FACES:

SECURITY: **Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)**  
 SEWER: **Public Sewer**

LOT: **Sloped Down, Front Yard, Landscaped, Rectangular Lot, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer**  
 POOL: **None**

PATIO/PORCH: **Covered, Deck, Lanai**  
 SPA: **Above Ground, Fiberglass**

## BUILDING

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE: **Contemporary, Modern**  
 DOOR:  
 WINDOW: **Custom Covering, Double Pane Windows, Skylight(s)**

ROOF: **Flat**  
 FOUNDATION DTLS:  
 PROP COND: **Turnkey, Updated/Remodeled**

CONSTR MTLs:  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: **No**

## GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**

PARKING TOTAL: **4**

GARAGE SPACES: **2**

CARPORNT SPACES: **0**

UNCOVERED SPACES: 2

# REMOTES: 2

RV PARK DIM:

**GREEN**

GREEN ENERGY GEN:  
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

**POWER PRODUCTION**

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

**COMMUNITY**

HOA FEE: **\$0**

HOA FEE 2:

HOA FEE 3:

COMMUNITY: **Foothills, Hiking ,**

**Sidewalks**

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

HOA NAME:

HOA NAME 2:

HOA NAME 3:

HOA AMENITIES:

HOA PHONE:

HOA PHONE 2:

HOA PHONE 3:

# OF UNITS: **1**

# UNITS IN COMMUNITY:

STORIES TOTAL: **2**

**LAND**

LAND LEASE?: **No**

PARCEL #: **5443011014**

ADDITIONAL APN(S): **No**

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

LAND LEASE PURCH?:

LAND LEASE RENEW:

UTILITIES: **Cable Connected,  
Electricity Connected, Natural  
Gas Connected, Sewer  
Connected, Water Connected**

ELECTRIC: **220 Volts in  
Garage**

WATER SOURCE: **Public**

LOT SIZE DIM: **6250**

ASSESSMENTS: **None**

TAX LOT: **14**

TAX BLOCK: **C**

TAX TRACT #: **1974**

ZONING: **LAR2**

TAX OTHER ASSESSMENT: **\$264**

TAX OTHER ASSESS SOURCE: **Estimated**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Los Angeles  
Unified**

HIGH SCH DIST SOURCE:

ELEMENTARY:

ELEM SOURCE:

ELEMENTARY OTHER:

MIDDLE/JR HIGH:

MIDDLE/JR SOURCE:

MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:

HIGH SOURCE:

HIGH SCHOOL OTHER:

**LISTING**

BAC:

BAC RMRKS:

DUAL/VARI COMP?: **No**

LEASE CONSIDERED?: **No**

CURRENT FINANCING:

POSSESSION:

SIGN ON PROPERTY?: **Yes**

CONTINGENCY LIST:

TERMS: **Cash, Conventional**

LIST AGRMT: **Exclusive Right To Sell**

LIST SERVICE: **Full Service**

AD NUMBER:

DISCLOSURES:

INTERNET, AVM?/COMM?: **Yes/Yes**

INTERNET?/ADDRESS?: **Yes/Yes**

NEIGHBORHOOD MARKET REPORT YN?: **Yes**

**DATES**

LIST CONTRACT DATE: **02/09/26**

START SHOWING DATE: **02/18/26**

ON MARKET DATE: **02/18/26**

PRICE CHG TIMESTAMP:

STATUS CHG TIMESTAMP: **02/18/26**

MOD TIMESTAMP: **02/18/26**

EXPIRED DATE: **05/31/26**

PURCH CONTRACT DATE:

ENDING DATE:

CONTINGENCY:

**Easy to show. Please contact Sean for showings at 949 294 8939. For showings, please email buyer preapproval letter or proof of funds sean@elementsre.com. Broker has interest in the property. Alarm on property.**

**PRIVATE REMARKS:**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent, See Remarks**

SHOW CONTACT NAME: **Sean Haghi**

SHOW CONTACT PH: **949-294-8939**

SHOW INSTRUCTIONS: **Easy to show. Please contact Sean for showings at 949 294 8939. For showings, please email buyer preapproval letter or proof of funds sean@elementsre.com. Broker has interest in the property.**

DIRECTIONS: **From Lake Shore and Baxter N on Lake Shore to Cerro Gordo to Vestal N on Vestal to address**

LOCK BOX LOCATION: **N/A**

LOCK BOX TYPE: **None, See Remarks**



OCCUPANT TYPE: **Owner**

OWNER'S NAME:

**AGENT / OFFICE**

LA: (**sbhaghsea**) **Sean Haghi**

CoLA:

LO: (**sb1306710**) **Elements Real Estate**

LO PHONE: **310-577-8777**

CoLO:

CoLO PHONE:

LA State License: **01420952**

CoLA State License:

LO State License: **01524211**

LO FAX: **310-626-9499**

CoLO State License:

CoLO FAX:

Offers Email: **sean@elementsre.com**

**CONTACT PRIORITY**

1.LA CELL: **9492948939**

2.OFFERS: **sean@elementsre.com**

3.LA CELL: **9492948939**

4.LA FAX: **3106269499**

5.LA VOICEMAIL:

6.LA EMAIL: **sean@elementsre.com**





