



Elegant Modern Bungalow with finished Attic and Guest House

6653 Maryland Drive, Los Angeles, CA 90048

\$2,495,000

🛏 Bedrooms: 3  
🚿 Bathrooms: 2

**EXTRAS:**

- Living Space: 2,113 sq ft
- Lot Size: 6,100 sq ft



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## Property Description

6653 MARYLAND DRIVE was fully reimagined and rebuilt with an addition in 2012. The main home has 3 bedrooms and 2 baths in over 2100sf. It features 14ft pitched ceilings in the kitchen, living room and master bedroom, an abundance of natural light, archways, French doors, wide-plank oak floors and tinted plaster walls throughout allowing the home to feel like one continuous space.

The spacious, custom kitchen has marble counters, Viking appliances (gas and electric ovens), plentiful storage and a large walnut-topped island for gatherings. The 2 full baths have marble counters and showers and pedestal soaker tubs with telephone faucets. The front two bedrooms mimic one another in size and the master bedroom has a walk-in closet, separate office and French doors leading to the yard. All closets have custom woodwork and bedroom windows have rollaway screens.

There are the obvious modern amenities: central heat/air, ceiling fans, Nest thermostat, separate laundry room. The living room has built-in surround sound and a custom Francois & Co. mantel. The vanities, chandeliers, drapery/hardware and more are Restoration Hardware. The finished attic space of approximately 700sf (not included in the main home's square footage) may be used for recreation and additional storage. The separate guest house with (3rd) bath has hardwood floors and 14ft pitched ceilings. It has been built with features to match the main home.

The property includes lemon, olive and jacaranda trees, pergolas enwrapped in bougainvillea and trumpet vines, grass areas, cafe string and landscape lights and one-of-a-kind, imported centuries-old pavers that wind from front to back. The property has a 30 amp receptacle for EV charging, as well as rain barrels and an entirely sub-surface drip system for environmentally responsible irrigation. The yard is surrounded by 8ft tall weathered wood fencing and there are two sets of matching driveway gates for added security. The home comes with a solar system (fully paid) and 2 back-up batteries for critical systems in case of an area outage.

This is a truly loved home that lies within a neighborhood the owners consider to be the heart of LA.



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