

814 E Edgware Road, Echo Park

Historic Angelino Heights Creative Family Retreat

3 Bedrooms, 3 Baths, approx. 3200sf living space

Nestled on a quiet street in historic Angelino Heights, just moments from Dodger Stadium, Echo Park Lake, and the best dining, coffee, and nightlife in nearby Echo Park, this thoughtfully restored 1907 Colonial Revival blends original Craftsman-era exterior charm with beautifully furnished interiors curated in a calm mix of modern and vintage design. Oversized windows fill the home with natural light, while layered lighting, cozy textures, and exceptionally comfortable mattresses and bedding create a warm, restorative atmosphere. Peaceful and tucked away, yet highly walkable to cafés, restaurants, and parks, the home also offers easy access to Silver Lake, Downtown Los Angeles, Los Feliz, and Hollywood. An ideal furnished retreat for families, creatives, filmmakers, writers, and remote professionals seeking both inspiration and ease.

Comfort & Style

- Thoughtfully designed, fully furnished interiors
- High-quality mattresses, hotel-level bedding, and plush linens
- Layered lighting throughout for warm mornings, cozy evenings, and ambient entertaining
- Cozy textures throughout, including throws, rugs, and oversized pillows
- A calm, cohesive aesthetic blending modern comfort with vintage character
- Sun-filled rooms with oversized windows and beautiful natural light
- Quiet bedrooms thoughtfully separated from the main living areas for privacy and rest
- Kid-friendly outdoor spaces with room to explore, play, and enjoy the gardens
- A large dining table ideal for family meals, celebrations, and entertaining
- Multiple indoor and outdoor hangout zones create an easy flow for families and guests
- A curated collection of artist-edition photography prints and original paintings gives the home a warm, gallery-like atmosphere
- A beautifully finished attic library with a steel-railed balcony offers a dramatic reading lounge, writing retreat, or inspiring creative workspace
- A dedicated listening room anchored by a massive vinyl collection and custom handcrafted Specimen Products horn speakers offers a rare, gallery-quality audiophile experience
- A finished basement and garage flex space functions beautifully as a maker's studio, home office, edit bay, or additional creative workspace

Parking & Practical Conveniences

- Easy parking with front, rear, and ample street options
- Level 2 EV charger for convenient overnight home charging (and additional Level 1 charger in 2nd driveway)
- In-home washer and dryer
- Weekly professional house cleaning included
- Twice-monthly outdoor maintenance included
- iRobot vacuum and mop for effortless day-to-day upkeep
- Exceptional built-in storage and abundant closet space throughout
- Smart TV with Apple TV, fully streaming-ready
- Strong 1 Gbps Wi-Fi throughout the house and extending into outdoor living spaces
- Sonos throughout

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Kitchen

- Fully stocked chef's kitchen designed for serious cooking and effortless entertaining
- Le Creuset cookware collection
- Lodge cast iron
- Heath Ceramics dinnerware and serving pieces
- Beautiful Polish glassware collection
- Professional chef's knives and thoughtfully stocked kitchen tools
- Viking 6-burner range and oven
- 28 cu ft Samsung French-door refrigerator with generous family-sized storage
- Bosch dishwasher
- Deep farmhouse sink
- Whole-home drinkable water filtration system
- Hario pour-over coffee setup for café-quality mornings
- A dramatic blue limestone countertop with bar seating creates a beautiful gathering point for coffee, meals, and conversation
- Warm butcher-block counters on the opposite side add generous prep space
- Designed for home cooks, family breakfasts, dinner parties, and long creative evenings in the heart of the home
- 3 dining options within a few steps of the kitchen (countertop with 4 barstools, dining table with seating for 8, outdoor upper deck with seating for 6, plus additional lower deck with seating for 20+)

Outdoor Living

- Expansive 30,000 sq ft hillside yard with sweeping DTLA skyline views
- Chicken coop with 10 laying hens for fresh eggs each morning
- Private patio just off the kitchen with outdoor dining, café lights, and a Sonos speaker system
- Lower balcony accessed from the primary bedroom, featuring a dining table for 20, BBQ, and a love-seat swing
- A charming bridge leads from the lower deck to the side yard and gardens
- Mature urban orchard with apple, peach, plum, nectarine, apricot, guava, kumquat, lime, lemon, blood orange, mandarin, pomelo, almond, avocado, mulberry, and pomegranate trees
- A dedicated two-bed raised herb garden (2 x 12' x 4') thrives with basil, sorrel, thyme, oregano, chives, lemongrass, lemon balm, lavender, and chamomile
- An impressive 360 sq ft of sun-filled raised garden beds offers abundant space for a kitchen garden
- A custom detached artist studio, fabricated from a 20' shipping container with a dramatic cantilevered roof, offers a private space for painting, writing, editing, or deep creative focus

Work-Friendly Features

- Expansive maker's studio and home office space, ideal for editing, design, fabrication, or deep creative work
- Four oversized French doors open directly from the maker's space to the outdoor decks and garden, creating seamless indoor-outdoor flow
- Dedicated desk workspace with room for focused solo work or collaborative sessions
- Two ergonomic Eames task chairs
- Excellent natural and layered lighting for polished Zoom calls and all-day comfort
- Quiet separation from the main living areas for distraction-free focus
- Fast 1 Gbps Wi-Fi with strong coverage throughout the home, studio, and outdoor work zones

Wellness & Fitness

- Dedicated exercise room with floor-to-ceiling mirrors
- Sonos speakers for immersive workouts, yoga, or recovery sessions
- Peloton Bike for on-demand cycling and cardio
- Tonal smart home gym for full-body strength training
- Wall-mounted storage for two bicycles
- A bright, motivating space designed for daily movement and wellness routines

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