



ReInhabit-Rehabbed 1920s Bungalow With Brand New Guest House Asking \$1.275 Million in Eagle Rock



BY PAULINE O'CONNOR NOV 7, 2015, 11:57A

Open House: Saturday, Nov 7 between 1 PM - 4 PM & Sunday Nov 8 between 1 - 4 PM.

5013 Mount Royal Drive, Eagle Rock

Price: \$1,275,000

Beds, Baths: 4 BR, 4.5 BA

Floor Area: 2,580 sq. ft.

Per the Listing: "Premiere design+build firm ReInhabit presents two beautifully rendered homes on one lot. Located in Eagle Rock's coveted Dahlia Heights Elementary boundary and featuring sweeping views. Main house is 3 levels with 3 bedrooms, 3.5 bathrooms and a **rustic/modern aesthetic**. 2 bedrooms are upstairs, one is downstairs and could be your media room, playroom, office or den. Second home is a light-filled cottage **built from the ground up** with a full kitchen, bath and private outdoor space. Host your family, guests, a tenant or workspace with complete autonomy. Property feels like a compound and features a 3-car garage, **terraced organic vegetable garden** and mature trees. Both houses have front porches, oak floors and stunning design elements, many recycled from other places. Excellent location has easy access to the 134 freeway and is just 2 blocks from Colorado Blvd. with many shopping and dining options including Trader Joe's, Little Beast, Found Coffee and local favorite Casa Bianca Pizza."

Gotta say one thing for ReInhabit—they don't do lickety-split flips. The development firm acquired this property, which occupies a 6,935-square-foot lot, back in February of 2014 for \$407,000. In addition to building its guest cottage from scratch and rebuilding the garage, the company expanded the original home's square footage from 1,434 to 2,580.

5013 Mount Royal Drive [Official site]

5013 Mount Royal Drive [Redfin]

<http://la.curbed.com/2015/11/7/9902804/eagle-rock-compound-flip-from-reinhabit-asking-1275-million>