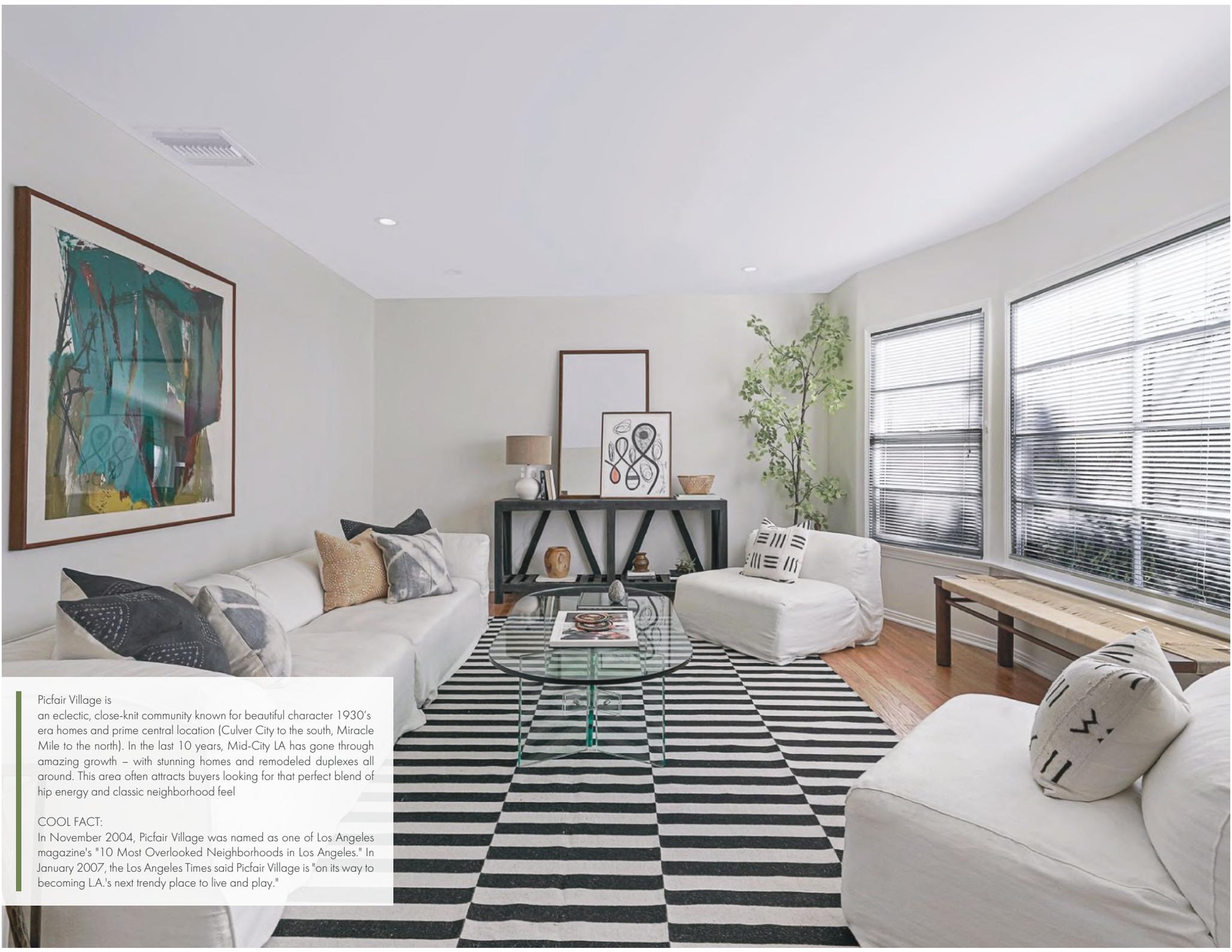




1507-09 Carmona Avenue
Los Angeles, CA 90019



Picfair Village is an eclectic, close-knit community known for beautiful character 1930's era homes and prime central location (Culver City to the south, Miracle Mile to the north). In the last 10 years, Mid-City LA has gone through amazing growth – with stunning homes and remodeled duplexes all around. This area often attracts buyers looking for that perfect blend of hip energy and classic neighborhood feel

COOL FACT:

In November 2004, Picfair Village was named as one of Los Angeles magazine's "10 Most Overlooked Neighborhoods in Los Angeles." In January 2007, the Los Angeles Times said Picfair Village is "on its way to becoming L.A.'s next trendy place to live and play."

2 Units | Each unit is 2 Bedrooms & 1 Bathroom | 2,143 SF Interior | 5,306 SF Exterior



List price: \$1,265,000 Directions: In Picfair Village. South of Pico Blvd, Just east of Fairfax. Address: 1507-09 Carmona Avenue, Los Angeles, CA 90019 Website: www.1507Carmona.com

Two Beautiful Spanish Homes On One Lot In Popular Picfair Village

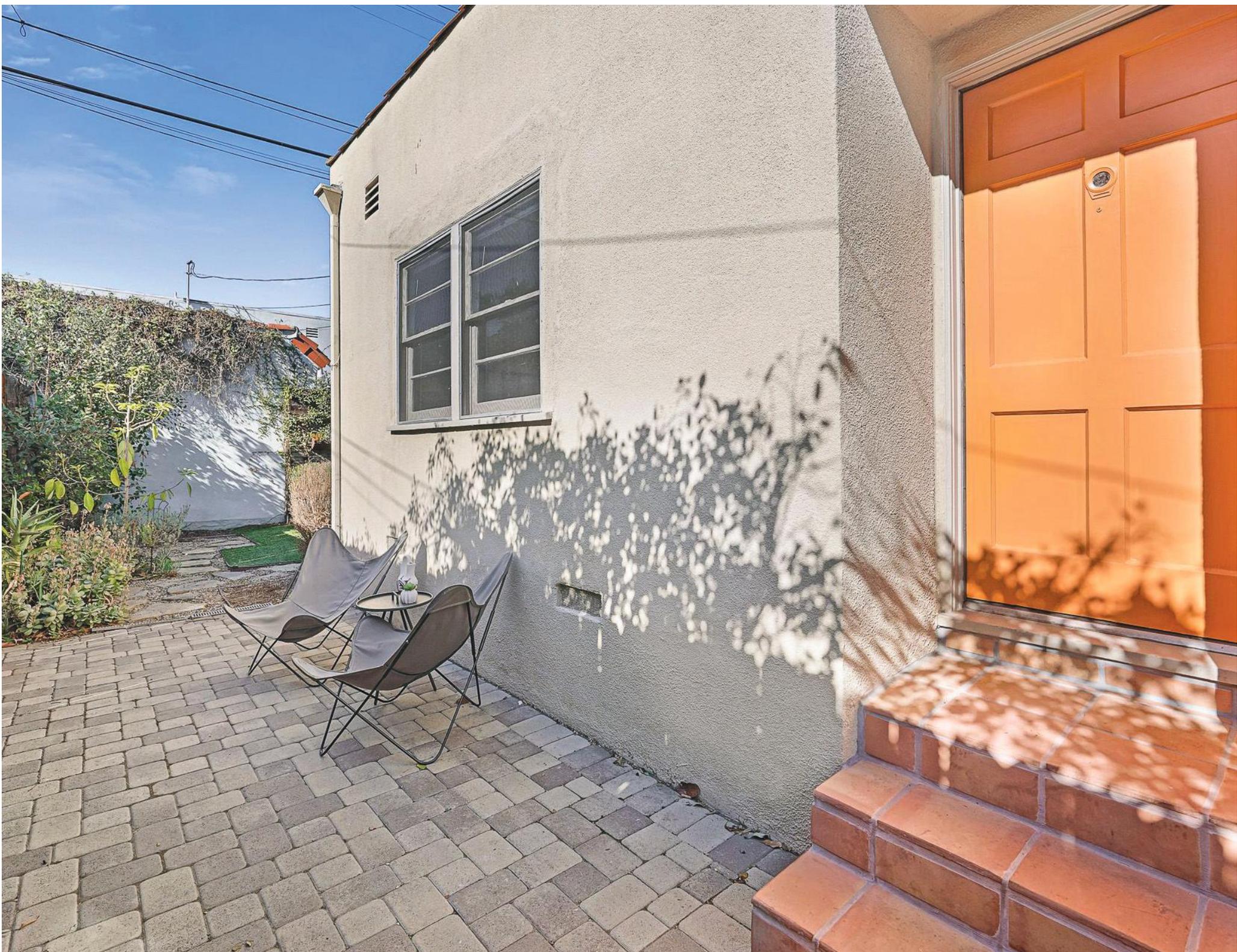
This RARE 2-On-a-lot opportunity has been lovingly remodeled and is not to be missed. Two completely separate "California Dreamin'" Spanish bungalows, EACH WITH THEIR OWN PRIVATE YARD! Highly desirable Spanish architecture with great curb appeal and stunning details throughout. Each home features large remodeled kitchen, 2 large bedrooms, and luxury bathroom. They both enjoy having their own privately-gated, drought resistant backyard with high-end synthetic grass and native landscaping — a perfect little oasis for a family bbq or for enjoying your morning coffee.

Other highlights include... hardwood floors throughout + Carrara marble counters + central AC + laundry rooms in each home + copper plumbing + updated electrical + large open rooms with big windows that are light & bright.

Top-notch neighborhood and community. In January 2007, the Los Angeles Times said Picfair Village is "on its way to becoming L.A.'s next trendy place to live and play. And it is super central and close to everything, from popular Culver City, Miracle Mile, West Adams, Beverly Hills, 10 freeway, & The Expo Line. Great nightlife, restaurants and employment hubs within minutes.

With the back unit being delivered vacant, this is the perfect opportunity for an owner-occupant that wants a move in ready home + great rental income OR investor wanting stand-alone units. Welcome home!









Property Highlights

- Property Highlights
- Well Remodeled Spanish Homes
- 2 Units Total
- Unit 1507: 2BR, 1BA. Rents at \$2690/month
- Unit 1509: 2BR, 1BA. Delivered Vacant. Projected at \$3400/month
- 1-Car garage & driveway parking
- Neighborhood: Picfair Village
- Beautifully Landscaped with synthetic grass/turf lawns, Native Plants, Large Deck
- Large Remodeled Kitchens
- Hardwood Floors
- Remodeled Bathrooms with Carrara Marble
- Central AC and Heat
- Wonderful Location near Cafes, Shops and Transit





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All information deemed reliable but not guaranteed.
Buyer is advised to conduct their own investigation and satisfy themselves.