







 $List \ Price: \$1,425,000 \qquad Directions: \ North \ of \ 12th \ St, \ between \ Rimpau \ Blvd \ and \ West \ Blvd \qquad Address: \ 1189 \ S. \ Muirfield \ Road, \ Los \ Angeles, \ CA \ 90019 \qquad Website: \ www.1189 \ Muirfield.com$ 

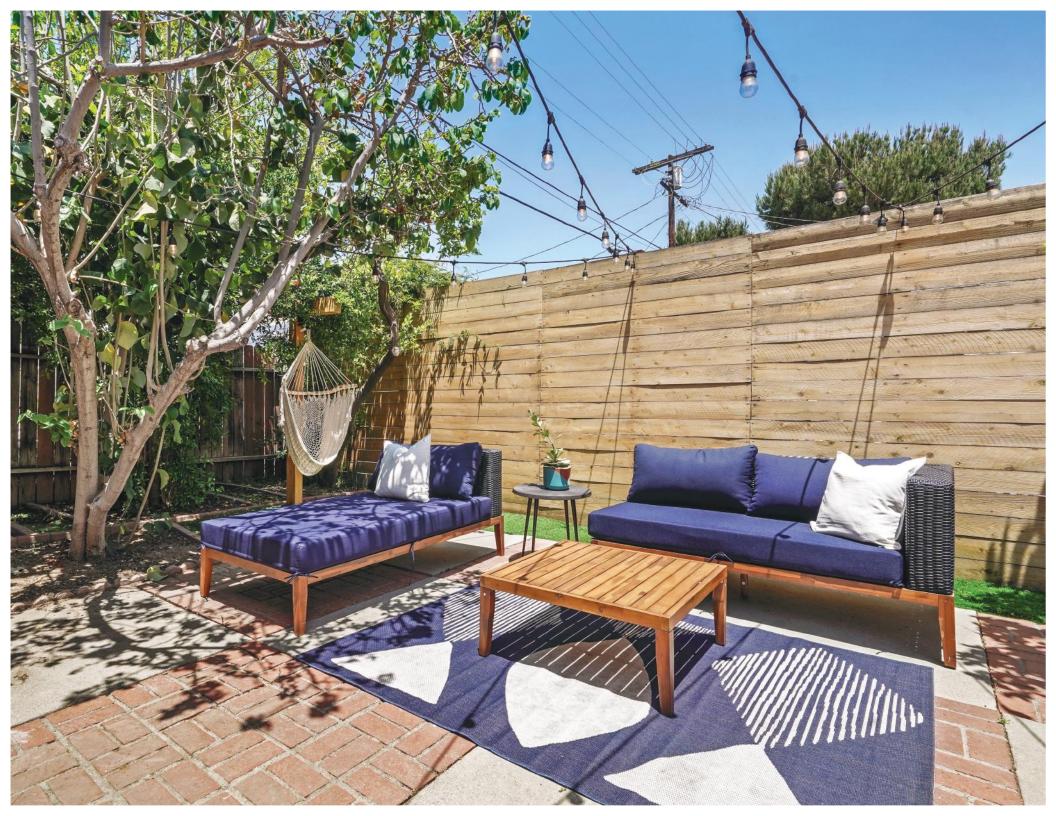
Turnkey Re-imagined 1920's home (4BR + 3BA). PLUS, a Fully Permitted Guest House (1BR +1BA)

Enjoy the best of prime, central LA living in this beautifully remodeled traditional home w/ custom privacy-gates and hedges, dream cook's kitchen, and an entertainer's backyard with lots of mature fruit trees! Amazing opportunity to own in Hancock Park adjacent neighborhood. Located in prime Mid-Wilshire, this beautifully remodeled traditional style home has 4 bedroom and 3 bathrooms, a great flowing open floor plan, custom cook's kitchen with huge island work space and stool seating, a full dining room area, recessed lighting and newer floors throughout, plus a spacious and bright fully-permitted 1 bed, 1 bath guest house is delivered vacant and is perfect for a home business or to rent for top dollar income (last rented for \$1,995).

This pristine home features many updated systems, including plumbing + electrical + sewer line + flooring. Home interior features quartz counters, stainless steel appliances, tankless water heater, and many more. Two of the bedrooms access a lovely tree-top view balcony, including a beautiful master suite with en-suite bath and large walk-in closet.

Nestled on tree-lined street, the property features drought resistant landscaping as well as mature pomegranate, apple, lemon, cherimoya, and guava trees, plus gated off-street parking. As an extra bonus, the spacious two-car garage has wooden farmhouse doors leading to the bark yard and can be used as an indoor-outdoor entertaining space with plumbing, electrical, and natural gas already in place.

Living here means privacy and serenity at home while being only minutes from Mid-Town Shopping Center, Queen Anne Park/Rec Center, LA High Memorial Park, the hip cafes, shops and restaurants on Pico Blvd and quick access to Downtown LA, Culver City, Hollywood, and Beverly Hills. This gem of a home is truly move-in ready and has everything you need to live beautifully in prime Los Angeles.











## Property Highlights

Remodeled Traditional Home w/ADU (LAR2 zoning)

4 BR, 3 BA main home + 1 BR, 1 BA permitted guest house

Large 2-car garage used as entertaining space w/ gas, electric, water

Privacy Gated and Hedged yards with Mature Fruit Trees

Newer Systems throughout main home

Remodeled Cook's Kitchen w/large island

Remodeled Master Bathroom & Walk-in Closet

Tree-top balcony access from 2 bedrooms

Permitted guest house, last rented for \$1,995

Prime, central location near Cafes, Shops, Transit, Culver, DTLA

Neighborhood: Mid Wilshire









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