

List Price: \$1,795,000 Directions: In Silver Lake Hills. West of Riverside Drive, East of Glendale Blvd. Address: 2382-84 Silver Ridge Avenue, Los Angeles, CA 90039 Website: www.2382SilverRidge.com

## Magnificent Post and Beam Mid-Century Modern Duplex in Silver Lake

Rare Opportunity in the Silver Lake Hills! Designed by modernist architect Allyn E. Morris in 1963-64, this Mid-Century mirror-image duplex is a classic case-study in Post-and-Beam design and is architecturally significant. Truly special opportunity to purchase an architectural property that is fully remodeled with BOTH units delivered vacant.

A hilltop retreat, each tri-level unit feels like its own single family home with 3BR, 2BA and over 1,300 square feet. Live in one and rent the other or rent both for an amazing income opportunity. So many possibilities! Each unit pro-forma rent is \$5,500 (\$11,000/monthly income).

Kitchens and baths have been updated to blend seamlessly with the Mid-Century aesthetic of the home. The downstairs primary suite is calm, serene, and totally experiential. The property boasts 7 outdoor spaces including an expansive rooftop deck with 180-degree mountain and city views perfect for entertaining and relaxing. The verdant, drought tolerant landscaping includes mature Eucalyptus trees, succulents and bamboo hedges. The property has 2-car carport parking, and each unit has its own laundry area.

Architectural design elements include: Oversized sliding glass doors + Floor-to-ceiling picture window concepts + 7 exterior decks + Exposed ceiling beams + Large skylights in bathroom + Caesarstone counters & Mosaic tile-work details.

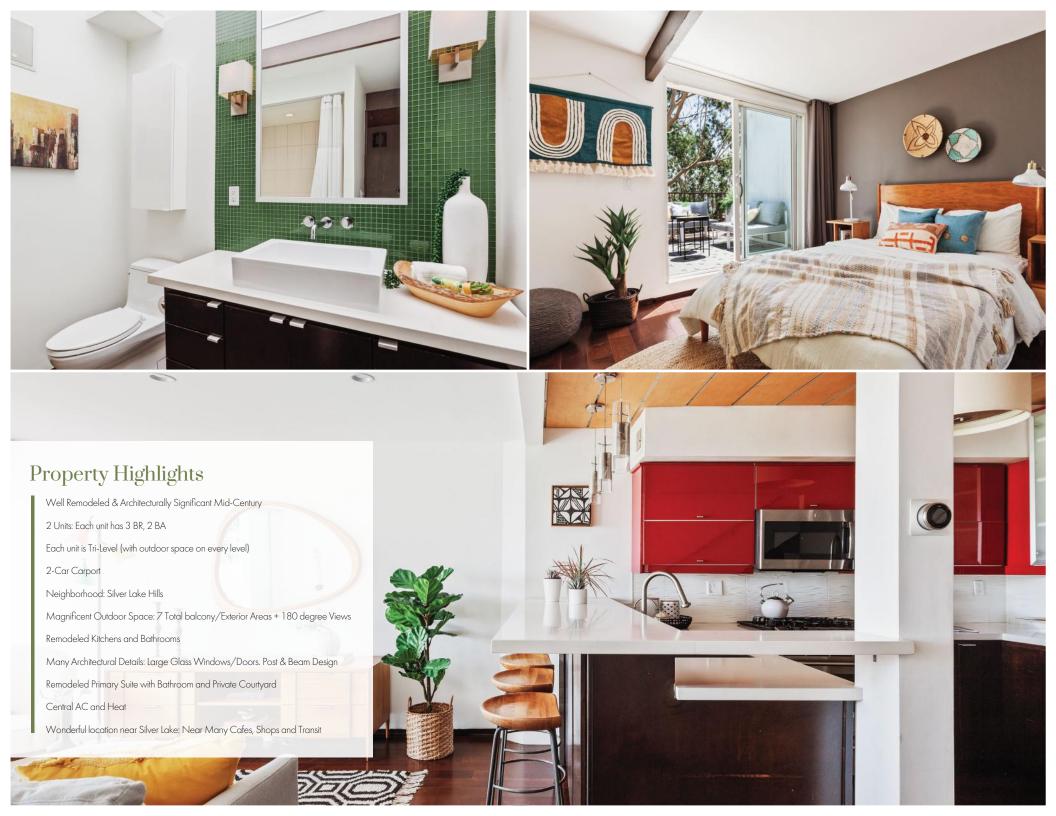
 $Modern\ upgrades\ include:\ New\ roofs\ +\ New\ AC\ +\ Newer\ plumbing\ and\ hot\ water\ heaters\ \ +\ Smart\ home\ features\ +\ EV\ car\ charger.$ 

Prime A+ location in highly-sought Silver Lake. Short stroll to Whole Foods Market, Silver Lake Reservoir & Meadow, LA Mill Coffee, Salazar, Little Pine and Blair's. Close to Griffith Park and easy access to major freeways too! A wonderfully warm and INSPIRING space. A DUPLEX YOU MUST SEE IN PERSON. We look forward to welcoming you home!













Jerry & Rachel Hsieh

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