



Jerry & Rachel
FINE HOMES AND INVESTMENTS



1306 Hauser Blvd

Los Angeles, CA 90019



Wilshire Vista is an established, close-knit community known for beautiful Spanish homes and prime central location (Culver City to the south, Miracle Mile to the north). In the last 20 years, the neighborhood 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. Buyers often discover this neighborhood - coming from Silverlake, Beverlywood, West Hollywood, and Larchmont Village – just to name a few. And everyone loves Pico Blvd: a central street with famous cafes, restaurants, and shops.

2 Bedrooms | 2 Bathrooms | 1,535 SF Interior | 5,235 SF Exterior



List Price: Upon Request

Directions: In Wilshire Vista. South of Olympic Blvd, North of Pico Blvd

Address: 1306 Hauser Blvd, Los Angeles, CA 90019

Website: www.1306Hauser.com

BEAUTIFULLY RE-IMAGINED SPANISH MODERN IN WILSHIRE VISTA.

A peaceful, abundant fig tree welcomes you warmly into your Spanish haven, filled with natural light from all sides. Verdant vista views from each room are a daily inspiration, with freshly landscaped green hedges, lively purple sage, and gentle olive trees. Large picture windows and french doors from every space of the home. This home has been completely re-imagined by current owners, including newer modern kitchen, remodeled bathrooms, and curated hardware+light fixtures throughout.

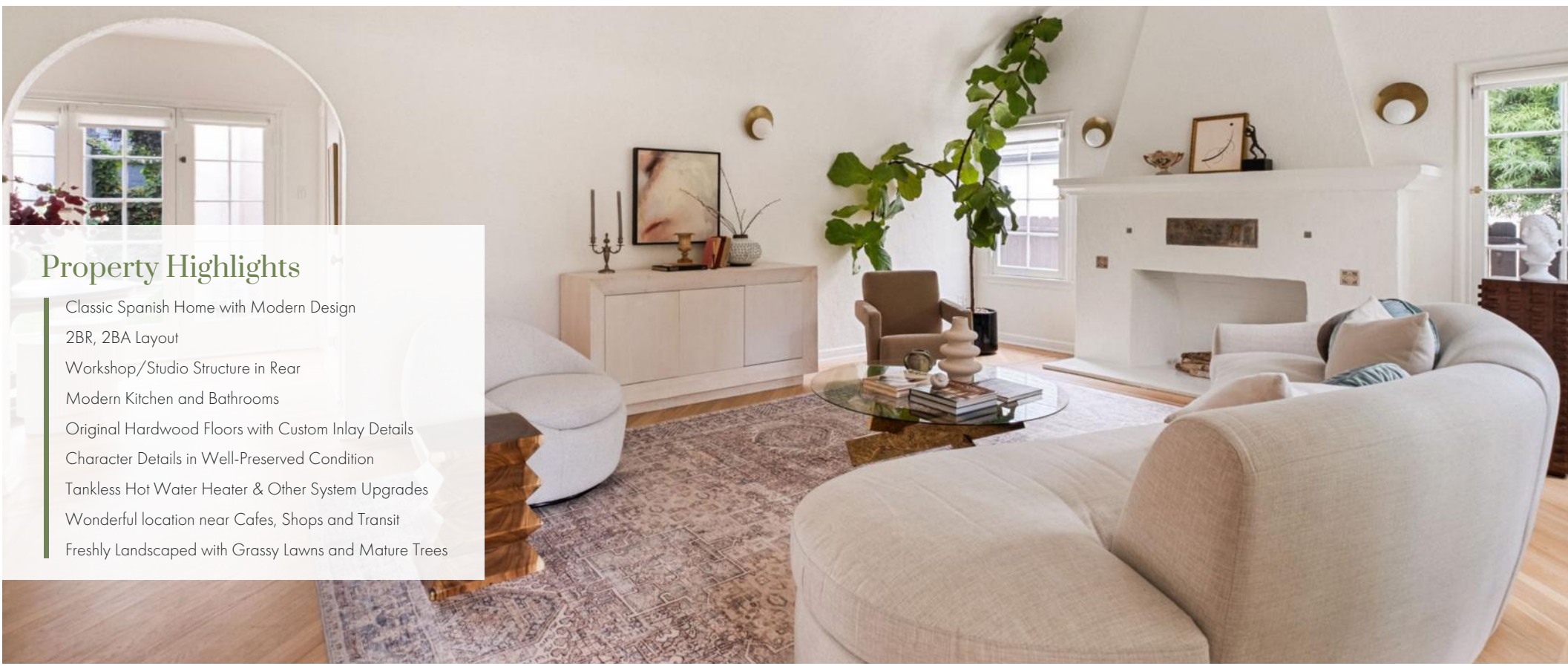
The design has been integrated into this historic home seamlessly: The character details are fully intact and have been meticulously restored. Large casement wood windows with original grid pattern in all communal spaces. Intricate wood floor inlay details surround diagonal oak floors. Expansive high ceilings with barrel cove design. Fireplace with authentic Batchelder inlay tile accents. Both bedrooms feature an en-suite layout, and the primary bedroom offers ample closet space and luxury bathroom with steam shower and clawfoot tub. Two separate rear yard spaces, where the main yard can be communal and the secondary private "owners" yard can be private for the primary suite user exclusively. To complete the experience, the garage has been converted into a bonus workshop or studio space with french doors and ample shelving.

Incredible opportunity to own a home in the established Wilshire Vista community - where you are just steps to cafes and shops on Pico Blvd, and also still right near all the dining and museums on Miracle Mile's Wilshire Blvd.









Property Highlights

- Classic Spanish Home with Modern Design
- 2BR, 2BA Layout
- Workshop/Studio Structure in Rear
- Modern Kitchen and Bathrooms
- Original Hardwood Floors with Custom Inlay Details
- Character Details in Well-Preserved Condition
- Tankless Hot Water Heater & Other System Upgrades
- Wonderful location near Cafes, Shops and Transit
- Freshly Landscaped with Grassy Lawns and Mature Trees



Jerry & Rachel Hsieh

Realtor / Owners

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