



Jerry & Rachel
FINE HOMES AND INVESTMENTS



1801 Marion Drive
Glendale, CA 91205



Adams Hill is an eclectic, close-knit neighborhood of Glendale known for beautiful character 1930's and 1940's era homes and prime location near Los Feliz & Glendale's famed shopping district. Because of its elevation above the surrounding neighborhoods, residents of the community enjoy views of the surrounding city. In the last 15 years, Adams Hill has grown even more in popularity – due in part to the popularity of Glendale's shopping district (i.e. The Americana, Galleria) and also the growth of "NELA" (Highland Park and surrounding enclaves to the east). With remodeled historic homes all around, this area often attracts buyers looking for that perfect blend of hip energy and classic neighborhood feel. Folks from Los Feliz, Silver Lake, Pasadena, and NELA often seek out homes in this area.

3 Bedrooms | 2 Bathrooms | 1,386 SF Interior | 5,458 SF Exterior



List Price: \$1,199,000

Directions: Take Adams St to Stanford Drive. Or take Verdugo to Wawona

Address: 1801 Marion Drive, Glendale, CA 91205

Website: www.1801marion.com

RARE 3BR CABIN HOME NESTLED IN THE PINE TREE FORESTS OF ADAMS HILL GLENDALE

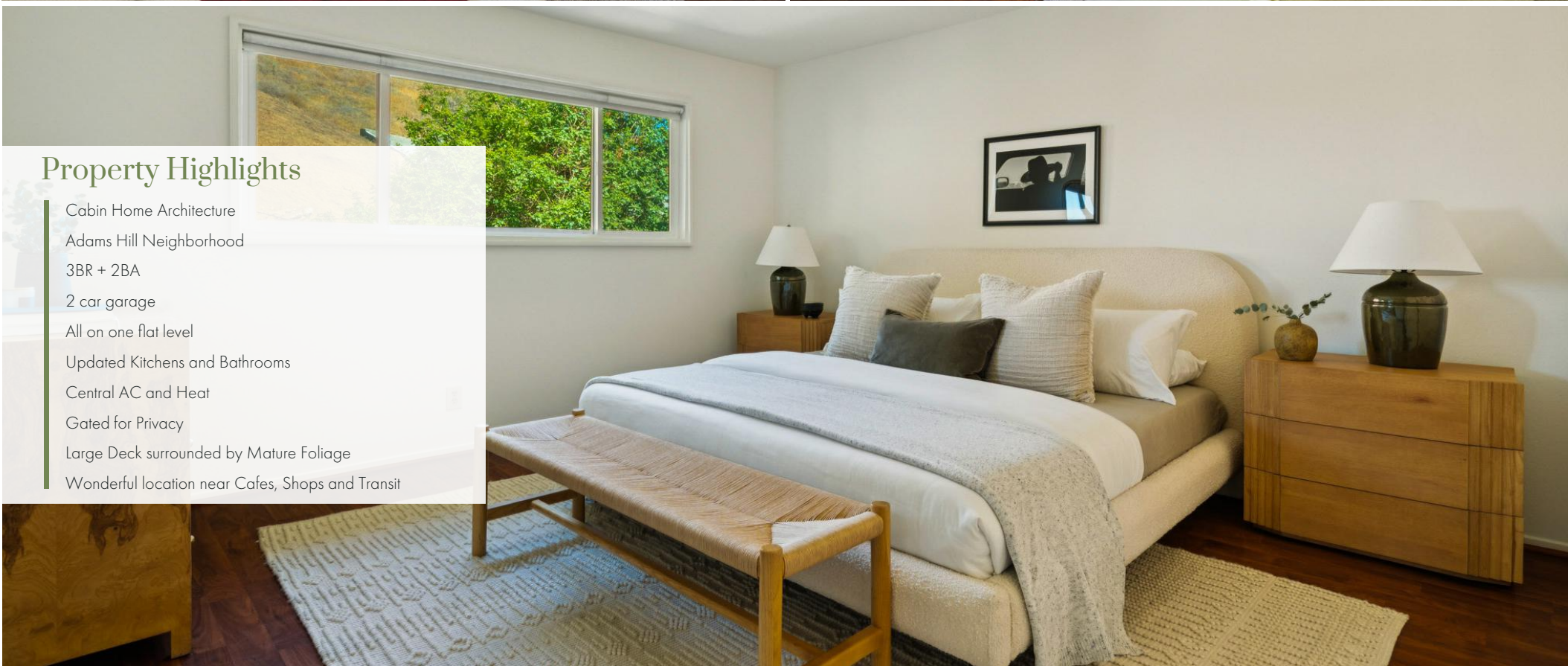
On the corner of a very secluded and extremely quiet hillside street sits this well-appointed and lovingly cared for perched cabin retreat. Featuring 3 large bedrooms and a great floorplan - all on one flat level. Majestic pine trees create a shade canopy that imbues this property with serenity and soul. The kitchen leads out to a large entertaining deck that is perfect for summertime bbq's or evening dinner parties. Those with children or furry friends will enjoy the gated privacy that this property offers. With verdant leafy views from all windows, this home is truly the quintessential "nature home". With this home, you feel like you're away from the city, transported to cabin life that feels much more like Idyllwild or Big Bear. The large kitchen is the center of the home, and features granite counters, tumbled travertine backsplash, a coffee bar nook area, and custom desk work space. Central AC and recessed lighting are recently installed highlights. Side-by-side laundry room. 2-car garage.

Located in coveted Adams Hill neighborhood, with peek-a-boo city views and great access to dining in Glassell Park, shops in Atwater Village, Americana at Brand, and 2-Freeway access. Ready to sell, so come see it - seller intends to review all offers and decide soon!



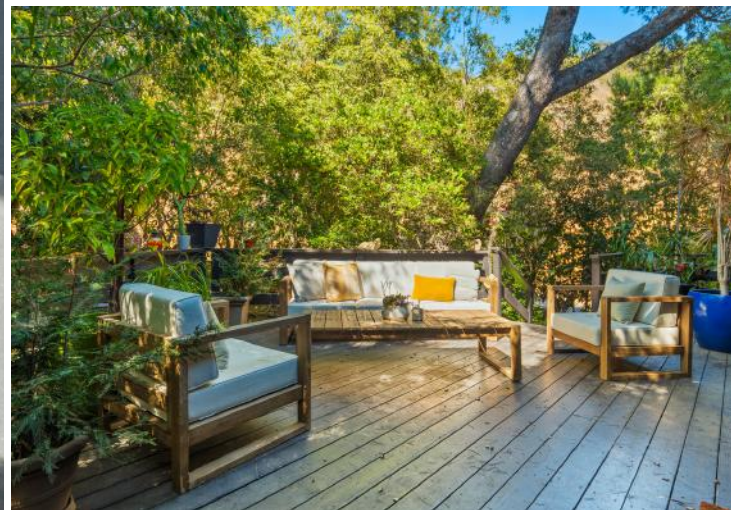
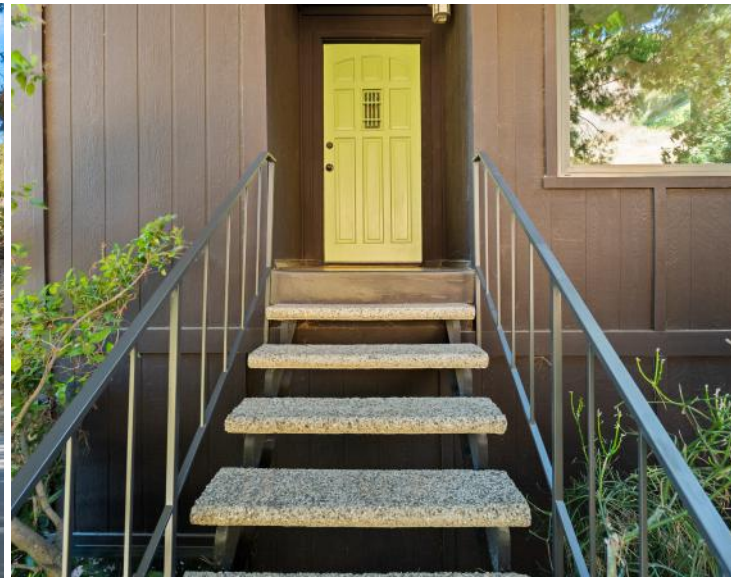






Property Highlights

- Cabin Home Architecture
- Adams Hill Neighborhood
- 3BR + 2BA
- 2 car garage
- All on one flat level
- Updated Kitchens and Bathrooms
- Central AC and Heat
- Gated for Privacy
- Large Deck surrounded by Mature Foliage
- Wonderful location near Cafes, Shops and Transit



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.