



Jerry & Rachel
FINE HOMES AND INVESTMENTS



2272 Moreno Drive

Los Angeles, CA 90039



Silver Lake is an Eastside neighborhood that fully embraces the artist's lifestyle. Funky blocks with street art are lined with artisanal coffee shops, vegan cafes and creative Asian eateries, as well as indie music venues, trendy bars and boutiques. The area also includes fine examples of modernist and classic historic architecture and a namesake reservoir that's ringed by a popular walking trail with a dog park and a grassy meadow

COOL FACT: (1) Often described as the "Brooklyn of Los Angeles," Silver Lake is much more than just a hipster haven. The popular central L.A. neighborhood has gone from urban grit to sophisticated chic over the years and is home to celebrities, creatives, professionals, and an ever-increasing number of families. Silver Lake is diverse, eclectic, and above all, authentic. It offers some of the best of L.A. living, with close proximity to Hollywood and Downtown L.A., and incredible hilltop views, independent boutique shopping, and a popular dining scene. A few note-worthy restaurants nearby are LA Mill, Blairs, L&E Oyster Bar, & Casita Del Campo.

4 Bedrooms | 4 Bathrooms | Bonus Office | 3,040 SF Interior | 5,691 SF Exterior



List Price: Ask Agent for Pricing

Directions: In Moreno Highlands. See Google Maps.

Address: 2272 Moreno Drive, Los Angeles, CA 90039

Website: www.2272moreno.com

Historic Country English Home With Panoramic Silver Lake Reservoir Views

Tucked away on one of the Moreno Highlands' most prestigious streets. This quintessential Silver Lake home offers a rare opportunity on the Lake-facing side of Moreno Dr, at the perfect elevation - where all the home is filled with natural light and inspirational views. Though this is a view home, it is flat when you enter from the street level (and it's also a very flat easy-to-walk street!). Front of house has privacy gates and 2 car garage attached with direct entry into your home. The classic period details have been well-restored and intact: including peg-and-groove oak hardwood floors, classic steel casement windows, rustic exposed wood beams, and ironwork details throughout.

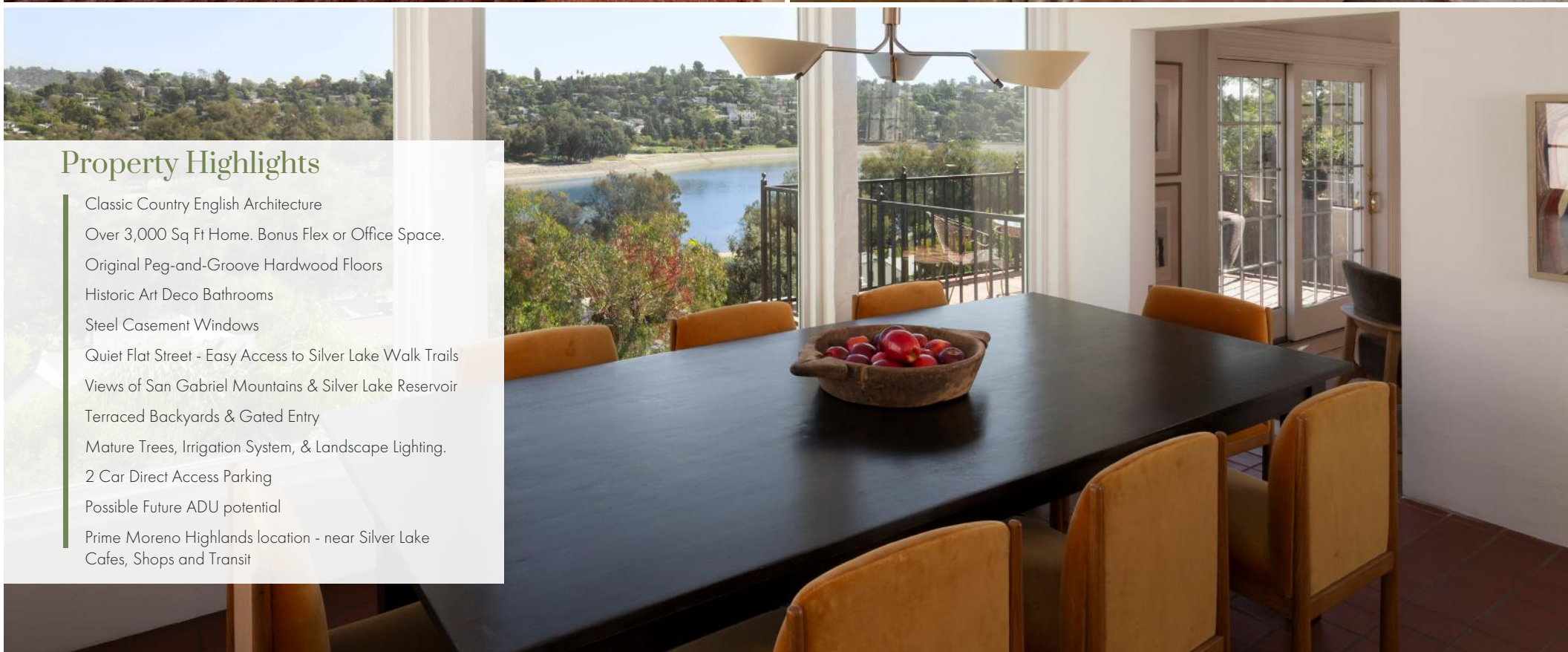
Primary suite features its own private balcony with direct views of the Reservoir. The bathrooms feature updated or original art deco tile work. Kitchen is functional and open - perfect for modern living. Multiple balconies and patio access throughout - and exterior access on all 3 levels. Yard is newly refreshed - highlighting its privacy and large backyard size. Mature trees all around, including 60+ year old shade trees and an orchard of new citrus trees. Home could be great for those who want large space, including good bedroom count - and versatility to use lower level as potential future rental or a studio/office. Classic Angeleno architecture on a quiet gas-lamp lit street.

Life here will surely incorporate peaceful walks along the Reservoir - as well as connectivity to all the popular shopping and cafes on Rowena, Sunset Blvd, and Hyperion. Zoned within coveted Ivanhoe Elementary boundary. A heartfelt Country English Gem that's ready to welcome you home.









Property Highlights

- Classic Country English Architecture
- Over 3,000 Sq Ft Home. Bonus Flex or Office Space.
- Original Peg-and-Groove Hardwood Floors
- Historic Art Deco Bathrooms
- Steel Casement Windows
- Quiet Flat Street - Easy Access to Silver Lake Walk Trails
- Views of San Gabriel Mountains & Silver Lake Reservoir
- Terraced Backyards & Gated Entry
- Mature Trees, Irrigation System, & Landscape Lighting.
- 2 Car Direct Access Parking
- Possible Future ADU potential
- Prime Moreno Highlands location - near Silver Lake 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.