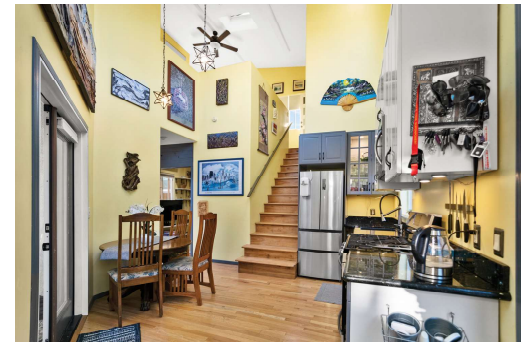


1772 & 1774 S. GARTH AVENUE, LOS ANGELES, CA 90035
Single Family Home with Guest House plus Garage Conversion \$1,449,000



FRONT HOUSE: 3 BEDROOM / 2 BATH 1,518SF

FLEXIBLE OPTION AS A LARGER 4 BED / 3 BATH HOME

Located in sought-after Crestview, this charming home has been lovingly updated with a reading room with custom barn doors, updated kitchen with granite counter tops and stainless appliances, hardwood floors throughout. Copper plumbing, Tesla/Solar City solar panels, 2 tankless water heaters, central heat & air, dual-paned windows and eco-friendly landscaping.

LEGAL ADU: 1 BEDROOM + LOFT / 2 BATH, 816SF

Step into a sun-drenched space with 2-story high ceilings, skylights, an open loft with bathroom upstairs, and bedroom with bathroom downstairs. French doors lead to a serene screened, covered porch and fenced-in yard. Dual zoned HVAC, separate electric meter, tankless water heater, open kitchen with granite counter tops, and stacked washer dryer.

BONUS: GARAGE CONVERSION with kitchenette and 3/4 bathroom for flexible studio/office. Additional storage behind.



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