



1763 S. Ogden Drive
Los Angeles, CA 90019



Picfair Village is an eclectic, close-knit community known for beautiful character 1930's era homes and prime central location (Culver City to the south, Miracle Mile to the north). In the last 10 years, Mid-City LA 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.

COOL FACT:

In November 2004, Picfair Village was named as one of Los Angeles magazine's "10 Most Overlooked Neighborhoods in Los Angeles." In January 2007, the Los Angeles Times said Picfair Village is "on its way to becoming L.A.'s next trendy place to live and play."

3 Bedrooms | 2 Bathrooms | 1,657 SF Interior | 4,860 SF Exterior



List Price: \$1,395,000 Directions: In Picfair Village. South of Pico Blvd, Just east of Fairfax Address: 1763 S. Ogden Drive, Los Angeles, CA 90019 Website: www.1763Ogden.com

ABSOLUTELY BREATHTAKING 3BR SPANISH GEM IN PICFAIR VILLAGE WITH FINISHED GARAGE AND PROFESSIONALLY CURATED BACKYARD! MUST SEE TO TRULY APPRECIATE.

Nicely Remodeled and move-in ready. Turnkey Design + Classic Character Details. Located on a beautiful tree-lined street among a row of classic Spanish homes, Ogden boasts 3 bed, 2 baths, original oak hardwood floors throughout and a desirable floor plan. Classic Step-down Living Room with High Ceilings and Original Beam Details. Great for entertaining and central to everything. Street itself is all residential with many remodeled homes around.

Other special features include: Large Renovated kitchen + travertine stone floors + master suite + LED recessed lighting + original plaster molding details + central HVAC + Updated Electrical/Roof/Copper plumbing. Remodeled kitchen has new quartz counters, stainless steel appliances, and eat-in breakfast room. Entire landscape experience was professionally designed, with lush grassy front and backyard + large deck + custom landscape lighting + Olive Trees + Silver sheen Pittosporum + vegetable garden + hand-cast concrete water fountain...list goes on!

Picfair Village is a close-knit, well-known historic Angeleno community in prime location between Miracle Mile and Culver City. This is the one you hoped would hit the market - an incredibly well-preserved, lovingly cared for home with charm, character, and great style. So come see it soon & Welcome Home.









Property Highlights

Well Remodeled Spanish Home

3 BR, 2 BA Layout

2-Car garage (usable as rec room or office)

Neighborhood: Picfair Village

Beautifully Landscaped with grassy lawns,
Shade Trees, Landscape Lighting and Large Deck

Large Remodeled Kitchen

Step-down Classic Living Room with High Ceilings

Remodeled Master Bathroom and En-suite

Central AC and Heat

Wonderful location near Cafes, Shops and Transit





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Buyer is advised to conduct their own investigation and satisfy themselves.