



2231 Camden Avenue  
Los Angeles, CA 90064



Westwood is equal parts suburban, urban, and college town. Walking distance to great restaurants and shopping at the Westfield Century City Mall. Home of Eataly, Javier's, The Sugar Factory to name a few and for shopping Nordstrom's, Bloomingdale's Tiffany & Co., and so much more. Recently, the Century City Metro has broken ground (completion by 2025) and Google has just signed an anchor lease for the former Westside Pavilion. Both great signs for this highly-sought area.

**COOL FACT:**

Westwood is home to UCLA, The Hammer Museum, The Geffen Theater and Westwood Village where many scholars have graduated and movies have premiered.

4 Bedrooms | 2.5 Bathrooms | 1,828 SF Interior | 5,216 SF Exterior



List Price: \$1,850,000    Directions: In Rancho Park. North of Pico Blvd, West of Westwood Blvd.    Address: 2231 Camden Avenue, Los Angeles, CA 90064    Website: [www.2231Camden.com](http://www.2231Camden.com)

LOVINGLY RESTORED 2-STORY TRADITIONAL HOME IN PRIME RANCHO PARK. Situated on a wonderful tree-lined street of well-kept character homes, this beautiful turnkey gem offers 4BR, 2.5BA, a large yard, and a bonus-flex office/cabana room in back. Thoughtfully re-imagined by current owner circa 2017, blending the home's original details with a Coastal Cape-cod feel that is light, bright, and airy. Peaceful nature vibe is inspiring, with green all around! Excellent Location near UCLA, shops and dining in Westwood and Sawtelle.

Home highlights include Remodeled open-concept kitchen + high-end chef quality appliances + Carrara marble details + hardwood floors + master en-suite with luxury bathroom + Central AC + Custom inset cabinetry & original vintage-restored built-ins. Barreled Cove Ceilings. Wood windows with authentic character grid pattern. Home has wonderful flow & open feel. Rear French doors open up wonderfully for indoor/outdoor relaxation! Outside garden offers pergola seating area, converted garage/office, large mature hedges for privacy, fire-pit, and outdoor home gym area.

Excellent Westside location and Westwood schools - centrally located just minutes from Culver City, Santa Monica, Century City. This is the one you've been waiting for at a great price. We look forward to your visit and to showing you around - see you soon and WELCOME HOME!









## Property Highlights

- Well Remodeled Traditional Home
- 4 BR, 2.5 BA Layout
- Converted garage (usable as rec room or office)
- Neighborhood: Rancho Park
- Beautifully Landscaped with grassy lawns, Hedges, Pergola and Firepit
- Large Remodeled Kitchen
- Open Flow with High Ceilings in Living Room
- Remodeled Master Bathroom and En-suite
- Central AC and Heat
- Wonderful location near Cafes, Shops and Transit





### Jerry & Rachel Hsieh

Realtor / Owners

📞 310-228-8856

📞 424.242.8856

📧 jerry@kw.com

🌐 www.jerryANDrachel.com

🏠 #01701809, #01913428



### Oliver Klein

Associate Listing Agent

📞 310.600.1891

📞 424.242.8856

📧 oliverklein@kw.com

🌐 www.jerryANDrachel.com

🏠 #02048270

 jerry & rachel hsieh  
Real Estate Team

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