



1835 S. Cochran Avenue
Los Angeles, CA 90019



Mid-City LA 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.

2 Bedrooms | 2 Bathrooms | Bonus Casita | 1,653 SF Interior | 5,105 SF Exterior



List price: \$1,299,000 Directions: In Mid-City LA. South of Venice Blvd, Just east of Hauser Blvd. Address: 1835 S. Cochran Avenue, Los Angeles, CA 90019 Website: www.1835Cochran.com

ABSOLUTELY BREATHTAKING SPANISH REVIVAL HOME IN THE HEART OF MID-CITY! THIS HOME IS COMPLETELY HEDGED AND GATED FOR PRIVACY, AND COMES WITH A BONUS REAR CASITA, LARGE ENTERTAINING PATIO WITH PERGOLA, AND AN UPPER OBSERVATION DECK WITH VIEWS OF ENTIRE CITY. MUST SEE TO TRULY APPRECIATE.

Lovingly crafted and meticulously restored, this home is a true private oasis - and it's ready for its new owner! Located on a beautiful tree-lined street in prime Mid-City. Every detail of the home, from the Spanish jewel inlay details to the hand-selected wallpaper has been curated to create harmony with the home's history and character. This is a great home for entertaining but, just as importantly, a wonderfully warm and INSPIRING space. Other special features include: Turnkey large art-deco kitchen + luxury master suite with walk-in closet + original oak hardwood floors + recessed lighting + high barrel-coved ceilings + casement wood windows + central HVAC + tankless hot water heater + updated electrical panel + Copper plumbing. The inviting living area flows naturally into a great dining room and open concept kitchen. Remodeled kitchen has new floors, large island & KitchenAid stainless steel appliances. Entire landscape experience is breathtaking, with extensive deck work, traditional Saltillo tile, built-in seating with new Sunbrella cushions, and hardwired surround-sound speaker system. Green yards + custom landscape lighting + privacy retaining wall + native plants and trees. The garage has been converted into a wonderful casita. Ideal for working from home, a home gym, or as an additional guest room, it also has an impressive storage closet, a rarity in LA. The observation viewing deck above garage has stunning views of the city!

Mid-City is a close-knit, well-known historic Angeleno community in prime location between Downtown LA and the Westside. Many restaurants, cafes, and shops all around near Pico Blvd, West Adams, Culver City, Miracle Mile and West 3rd too. This is the one you hoped would hit the market - an incredibly well-preserved, lovingly cared for home with charm, character, privacy and great style. So come see it soon & Welcome Home.

*** Disclaimer: Square footage listed on title is 1433 sq. ft. (There is an additional 220 sq. ft. non-conforming casita room on premises. The 1653 sq. ft. is inclusive of the Casita room itself, even though the casita in actuality only has the benefit of a garage permit.)









Property Highlights

- Well Remodeled Spanish Revival Home
- Beautiful Authentic Character. Circa 1925
- 2 BR, 2 BA Layout
- Bonus Casita and Storage Room
- Rooftop Observation Deck with Stunning City Views
- Lush Designer Landscape with grassy lawns, hedges, Native Plants and Large Deck
- Large Remodeled Kitchen
- Step-down Classic Living Room with Coved Ceilings
- Remodeled Master Bathroom and En-suite
- Central AC and Heat
- Wonderful location near Cafes, Museums, Shops and Transit.





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All information deemed reliable but not guaranteed.
Buyer is advised to conduct their own investigation and satisfy themselves.