



1786 S. Fairfax Avenue
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 | 1,534 SF Interior | 5,312 SF Exterior



List price: \$1,199,000 Directions: In Picfair Village. South of Pico Blvd, Just east of Fairfax. Address: 1786 S. Fairfax Avenue, Los Angeles, CA 90019 Website: www.1786Fairfax.com

Light, Bright & Fully hedged for privacy! Turnkey Re-imagined Traditional Oasis in Picfair Village. This classic 3 bedroom traditional has been fully re-imagined and is move-in ready.

Situated on a full-size gated/hedged lot, this property is a true private oasis with verdant green native plants, mature lemon tree, and grassy yards. Home was fully remodeled and modernized in 2015 on a single story, and boasts an impressive master suite (with dual walk-in closets and luxury bathroom), renovated galley kitchen, and dual-paned energy efficient windows throughout.

Other property highlights include: Re-finished hardwood floors, newer electrical and plumbing, new central AC, new open concept floor plan, large laundry room, recessed lighting, and all renovated bathrooms. All cabinets are semi-custom milled, countertops are elegant quartz and carrara marble, and kitchen has Stainless Steel appliances. 5-piece master bathroom includes soaking tub and dual vanity. Direct access to rear yards from both rear bedrooms Perfect entertainer's home with lush grounds, native plants and usable private front yard. Really a great feel once you are in the home. Very light and bright!

Live in the heart of the city, with exciting restaurants, cafes, museums, and parks all within minutes. One of the most beautiful homes you'll see this year in a great neighborhood right by Miracle Mile, Culver City, and Beverly Hills. Easy to show, and so come by soon before it's gone. Welcome Home to Picfair Village.

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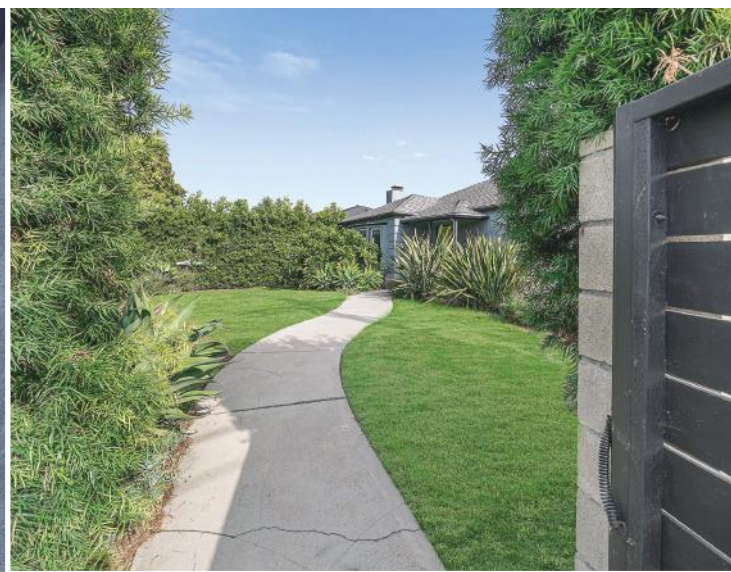






Property Highlights

- Well Remodeled Traditional Home
- 3 BR, 2 BA Layout
- 2-Car Garage (usable as rec room or office)
- Neighborhood: Picfair Village
- Beautifully Landscaped with grassy lawns, Native Plants, & Lemon Tree
- Remodeled Galley Kitchen
- Open Concept Layout. Light and Bright.
- Remodeled Master Bathroom with Dual Walk-in Closets and Bathroom En-suite
- Central AC and Heat
- Wonderful location near Cafes, 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.