



3631 Amesbury Road
Los Angeles, CA 90027



LOS FELIZ HILLS: When people say "Los Feliz", the Los Feliz Hills is the first neighborhood most think of. Just north of Los Feliz Boulevard, Los Feliz Hills is known for its large breathtaking homes surrounded by nature. A large share of this neighborhood's inhabitants are involved in creative pursuits. Architecture in this area is a blend of stately circa-1920's and 30's character homes as well as some of the most significant multi-million dollar estates in Los Angeles. "When you live in the Los Feliz Hills, your backyard is truly Griffith Park."

Interesting fact: Frank Lloyd Wright's famous "Ennis House" is located in this neighborhood.

2 Bedrooms | 2 Bathrooms | Bonus Loft | 1,696 SF Interior | 6,084 SF Exterior



List price: \$1,299,000 Directions: In the Los Feliz Hills. North of Los Feliz Blvd. East of Commonwealth. Address: 3631 Amesbury Road, Los Angeles, CA 90027 Website: www.3631Amesbury.com

Lovingly Cared for in Los Feliz. Original Condition Mid-Century Home with Stunning Downtown and City Views!

Bring your vision and your designer. This beautiful 2-story mid-century is nestled in the hills of Los Feliz amongst many multi-million dollar homes, and has stunning views from Downtown all the way to the ocean. Your backyard is Griffith Park, with wonderful hiking, tennis, biking, and golf courses. Sold as-is at this price, and an incredible opportunity to create your dream "view" home in one of LA's most historic, prestigious enclaves. Grand picture windows create the ideal indoor/outdoor Southern California vibe. Good bones. 2BR + Loft, and could easily be remodeled into a 3 or 4 bedroom layout in the future.

Los Feliz is home to many estates and historic homes. Within 2 blocks from this home, you can walk directly onto the hiking trails from a private entrance that only the neighbors and locals know. Close to I-5, and easy access to the entire city, including Burbank, Glendale, and Pasadena. Many Shops, Cafes and Dining on Hillhurst, Vermont, Atwater, and Silverlake too. All cash offers may be preferred, but the home can qualify for financing due to its well preserved condition.









Property Highlights

- Mid-Century Home in Original Condition
- 2 BR, 2 BA Layout
- Bonus Loft
- 2-Car garage
- Neighborhood: Los Feliz
- Hillside Home on 3 levels.
- DTLA and City Light Views
- 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.