



1155 S. Rimpau Blvd  
Los Angeles, CA 90019



Longwood Highlands is a close-knit, classic Angeleno community known for beautiful character 1930's era homes and prime central location (Hancock Park to the north, Miracle Mile to the west). In the last 10 years, Longwood Highlands 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:**

Both Longwood Highlands and its northern sibling neighborhood (Brookside) have a stream that runs through the center of the neighborhood. This stream, named Rio del Jardin de las Flores, runs just behind Longwood Avenue. It's water levels are determined by the annual precipitation level and can run dry during heavy drought periods.





4 Bedrooms | 3.5 Bathrooms | 2,602 SF Interior | 7,342 SF Exterior



List price: \$1,649,000 Directions: In Longwood Highlands. South of Olympic Blvd, Just east of Highland Avenue Address: 1155 S. Rimpau Blvd, Los Angeles, CA 90019 Website: [www.1155Rimpau.com](http://www.1155Rimpau.com)

Light & Bright Modern Country English Home - Perched on a knoll in coveted Longwood Highlands.

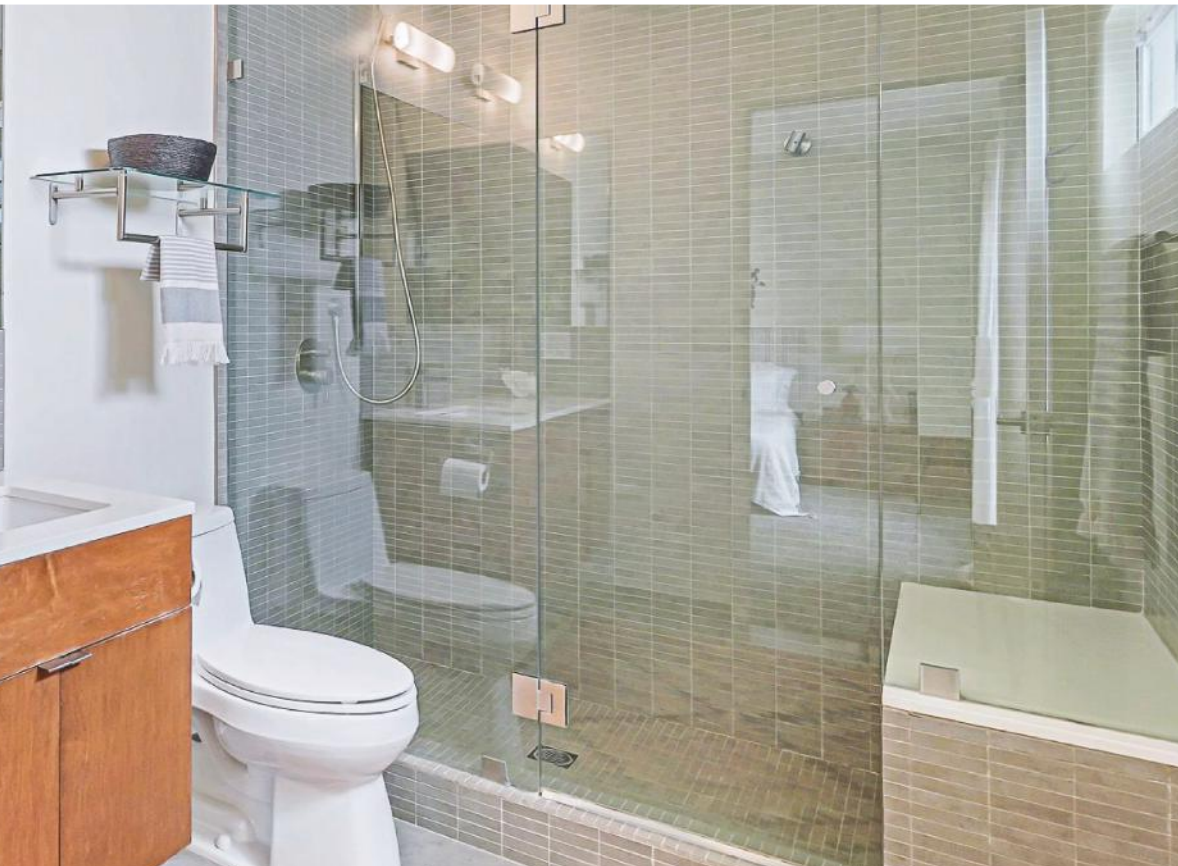
Remodeled 3BR Home + New Permitted ADU + New Permitted Office Suite. A truly rare opportunity in a great neighborhood. This home is completely hedged and gated for privacy, and boasts a huge private grassy backyard on over 7,300 sq. Ft lot. Lovingly crafted and designed. Wonderful open flow. Large Remodeled Kitchen. Newly Remodeled designer bathrooms. Outdoor kitchen and seating. Panoramic Sliding Doors make it a great home for indoor/outdoor SoCal lifestyle, but, as importantly, a genuinely warm and inspiring space also.

The 2-Story ADU concept in rear is a separate structure built new-construction in 2018. Upstairs is a 400 sq. ft. that has market rent of \$2400/month. It is a studio concept with kitchenette and full bathroom. Downstairs is a full office and wetbar concept with powder room. Adjacent to ADU is an outdoor built-in kitchen, dining and hot tub spa.

Other special features include: Turnkey remodeled kitchen + luxury master suite with walk-in closet + wide-plank hardwood floors + high coved ceilings + panoramic sliding door concepts + central HVAC. The inviting living area flows naturally into a great dining room and open concept den. Remodeled kitchen has new floors, large island & stainless steel appliances. Entire landscape experience is breathtaking, with extensive deck work, mature hedges & planter boxes. Green grassy yards + privacy retaining walls.

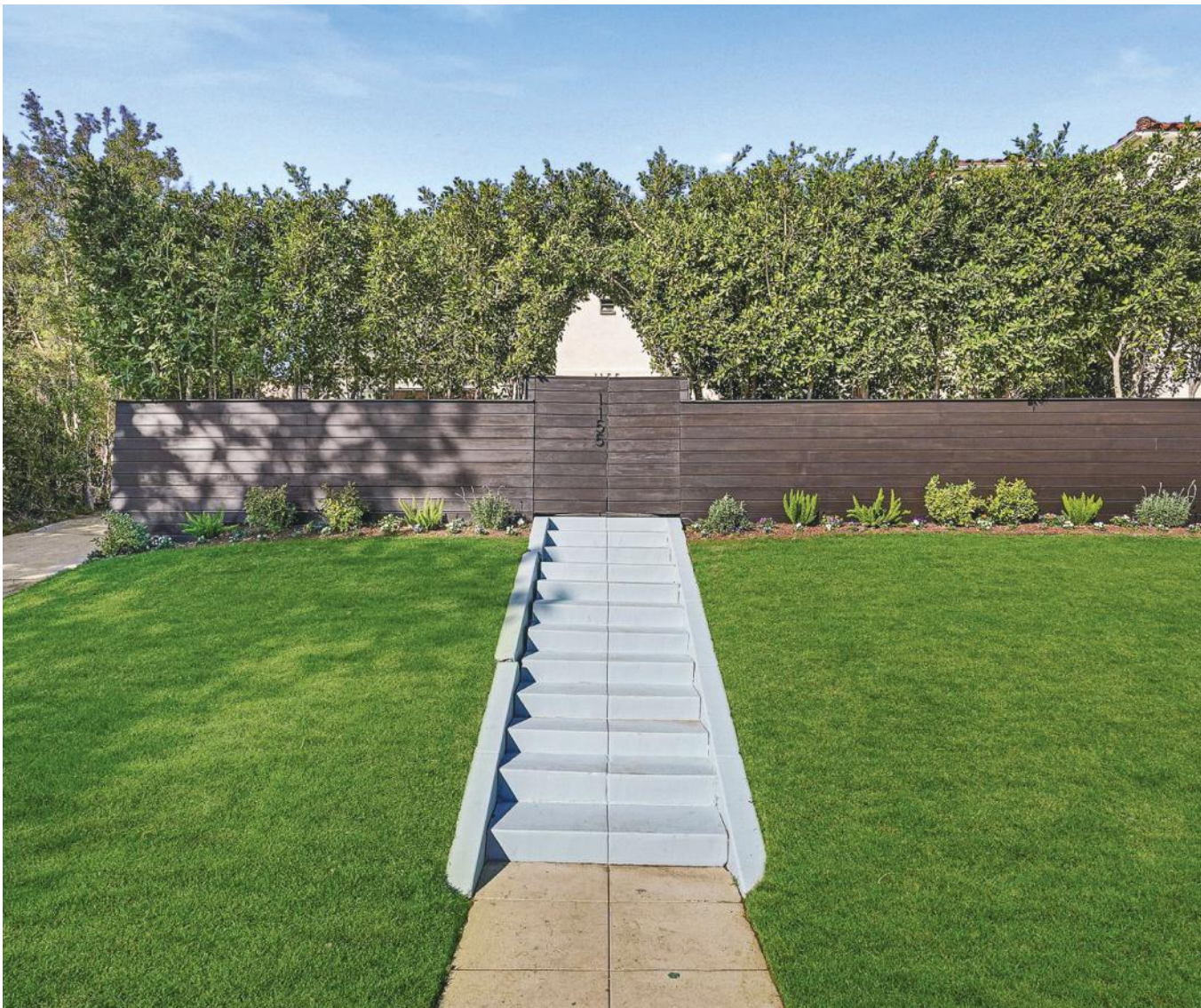
Longwood is a close-knit, well-known historic Angeleno community in prime location between Downtown LA and the Westside. Many restaurants, cafes, and shops all around near Pico Blvd, Larchmont, Miracle Mile and West 3rd too. This is the one you hoped would hit the market - an incredibly well-preserved, lovingly cared for home with charm, space, privacy and great style. Welcome Home!





## Property Highlights

- Remodeled Country English Home - 3BR, 2BA
- Upstairs New ADU - 1BR, 1BA
- Downstairs New Office Recreation Room
- Outdoor Kitchen + Spa + Deck Seating
- Neighborhood: Longwood Highlands
- Beautifully Landscaped with grassy lawns, Shade Trees, Hedges and Private Deck
- Large Remodeled Kitchen
- Panoramic Sliding Doors
- 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.