



1237-39 S. Orange Drive
Los Angeles, CA 90019

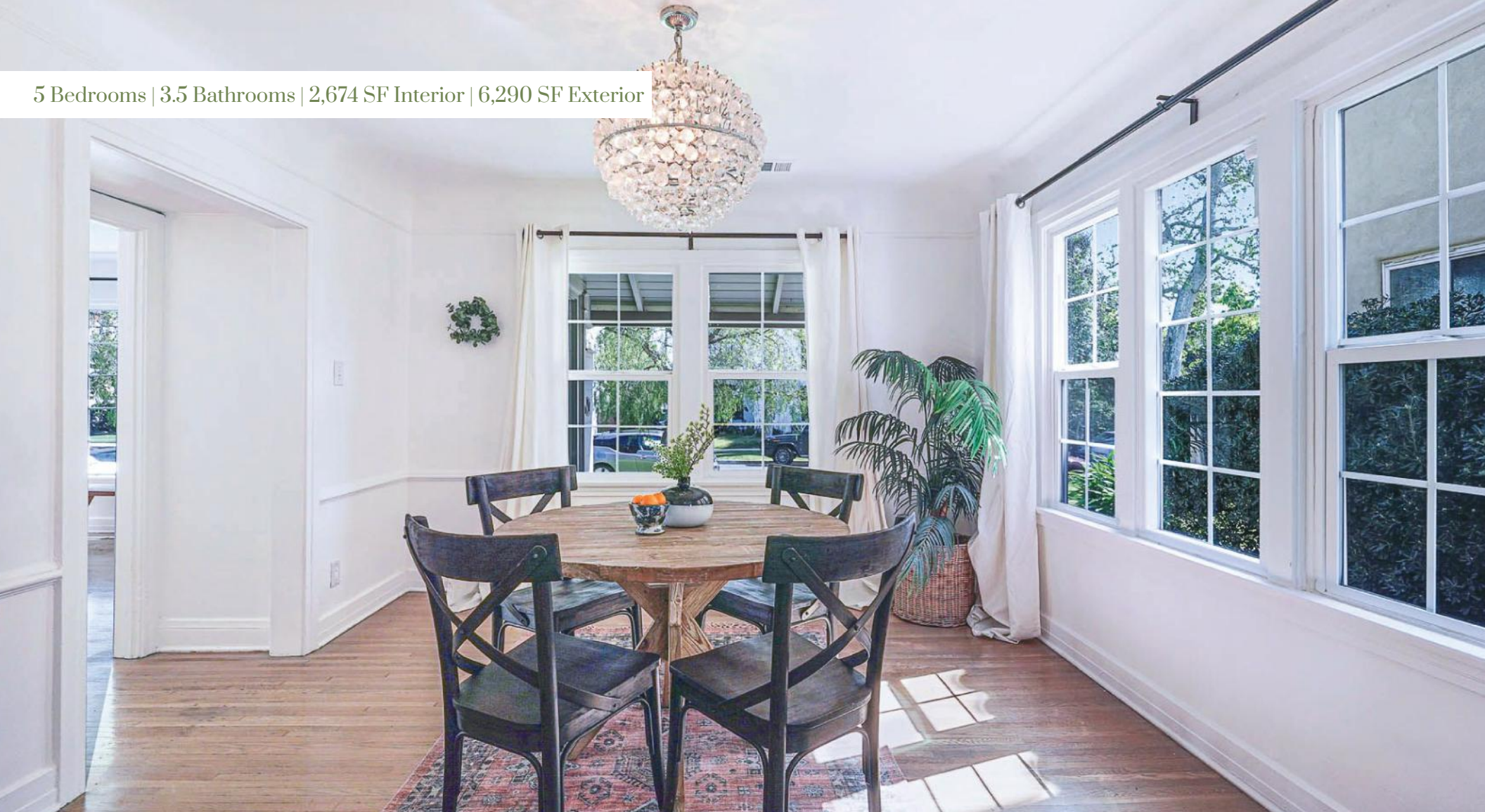


Miracle Mile is an eclectic, close-knit community known for beautiful character 1930's era architecture and prime central location (Culver City to the south, Grove to the north, Beverly Hills to the West, Hancock Park to the East.). In the last 20 years, Miracle Mile has continued it's rise – with stunning homes, remodeled trophy duplexes, and world class dining. Wilshire Blvd and La Brea house some of the best museums, restaurants, and shops in the nation.

COOL FACT:

The west part of Miracle Mile is known as "Museum Square" because the famous LACMA, La Brea Tar Pits, and Peterson Automotive Museum are all clustered there. LACMA is currently undergoing a \$650 million renovation slated to complete in 2023.

5 Bedrooms | 3.5 Bathrooms | 2,674 SF Interior | 6,290 SF Exterior



List price: \$1,649,000 Directions: In Miracle Mile. North of San Vicente Blvd, West of La Brea. Address: 1237 and 1239 S. Orange Drive, Los Angeles, CA 90019 Website: www.1237Orange.com

Light & Bright East Coast Traditional Home with Exterior Office & Bonus \$2400/mos Rental Unit Above Garage - in coveted Miracle Mile South.

RARE OPPORTUNITY IN MIRACLE MILE - THIS IS ONE YOU MUST SEE IN PERSON TO TRULY APPRECIATE. Fully Private East Coast Traditional 4BR Home with a separate permitted 1BR Rental in back. Located on a Storybook tree-lined street that feels very classic and residential. The primary home is a large 2-Story residence with a privately hedged rear yard. Behind the backyard hedges (of the primary home) is a completely separate additional structure (Owner's Office/Garage on first floor + a \$2400/mos rental on second floor).

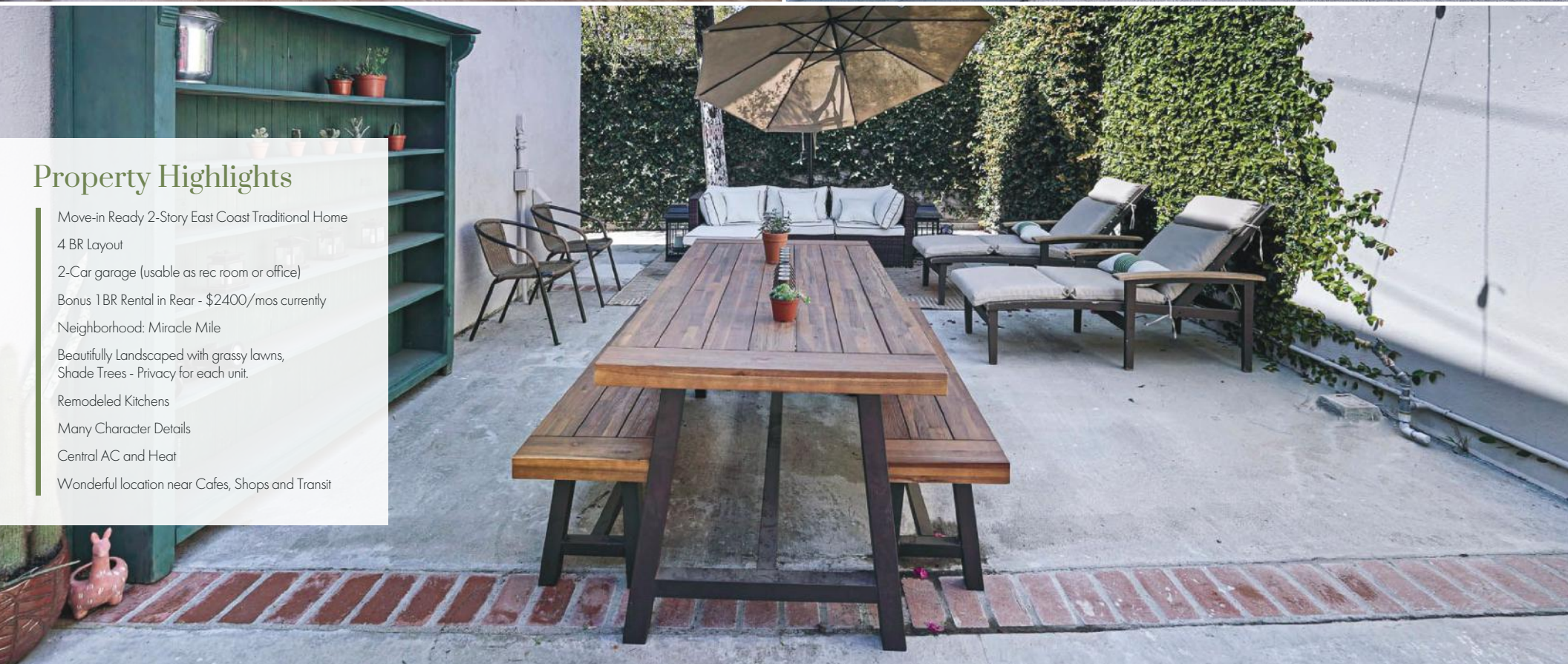
Each structure has their own separate outdoor space, and the grounds feature green grass and 3 mature peppercorn trees. Great natural light, remodeled kitchens, and character paneling details throughout. All bathrooms are in move-in condition or a blank slate for your future design touches. Rear 1BR unit has it's own 1 car garage, separate laundry, and a high-quality, stable tenant on a 1-year lease.

Miracle Mile 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, including Trejo's Tacos, Republique, and the new Firestone Brewery! This is the one you hoped would hit the market - an incredibly well-preserved, lovingly cared for home, where additional rental income helps pay half the mortgage. Your opportunity awaits - Welcome Home!









Property Highlights

- Move-in Ready 2-Story East Coast Traditional Home
- 4 BR Layout
- 2-Car garage (usable as rec room or office)
- Bonus 1 BR Rental in Rear - \$2400/mos currently
- Neighborhood: Miracle Mile
- Beautifully Landscaped with grassy lawns, Shade Trees - Privacy for each unit.
- Remodeled Kitchens
- Many Character Details
- Central AC and Heat
- Wonderful location near Cafes, Shops and Transit



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