



1726 S. Orange Grove 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 | 1,751 SF Interior | 6,057 SF Exterior



List price: \$1,249,000 Directions: In Picfair Village. South of Pico Blvd, Just east of Fairfax. Address: 1726 S. Orange Grove Avenue, Los Angeles, CA 90019 Website: [www.1726OrangeGrove.com](http://www.1726OrangeGrove.com)

Get ready to fall in love with this Picfair Village traditional charmer on one of Picfair's best streets.

This is a wonderful home, in a great neighborhood. Property is 1750 sq. ft. and has 3 bedrooms, 2 baths and a large open living concept. Lots of windows and natural light in each room. The master bedroom is huge and features both a fireplace and a big bay window where you can sit, read or just relax. The other two bedrooms are also good sized. Central to the living area you'll enjoy a big open cooks kitchen with lots of cabinet space. And like all great homes, this one opens up to a big grassy backyard with a saltillo tile patio — perfect for grilling with family and friends or sipping a glass of wine.

This home is totally turnkey with many upgrades including copper plumbing, new electrical, HVAC, roof, a bolted foundation and finished garage.

You'll live in an amazing neighborhood. Picfair Village has a very quiet, special, residential feel, while still being just minutes away from downtown Culver City, the 10 freeway, and many of LA's other best neighborhoods, employment centers and entertainment areas. Welcome Home!









## Property Highlights

- Traditional Style Home
- 6057 Sq Ft lot
- 1750 Sq Ft Interior
- 3 bed / 2 bath
- Picfair Village
- Semi-open floor plan
- Foundation bolted 2010
- Copper plumbing work in 2008
- New wiring and electrical panel work in 2008
- 2 Car Garage
- Great Location by many Cafes, Shops, and Trendy Dining



### Jerry & Rachel Hsieh

Realtor / Owners

📞 310-228-8856

📞 424.242.8856

📧 jerry@kw.com

🌐 www.jerryANDrachel.com

🏠 #01701809, #01913428



### Bryan Marks

Associate Listing Agent

📞 310.913.6557

📞 424.242.8856

📧 bmarks@kw.com

🌐 www.jerryANDrachel.com

🏠 #01957066

 jerry & rachel hsieh  
Real Estate Team

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www.JerryANDRachel.com

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