



1837 S. Dunsmuir Avenue  
Los Angeles, CA 90019



Mid-City 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:**

There is a post office named for singer Ray Charles, who had his recording studio in Mid-City LA.

3 Bedrooms | 2 Bathrooms | Bonus Downstairs Office/Flex Suite | 1,310 SF Interior | 5,894 SF Exterior



List price: \$1,125,000 Directions: In Mid-City, North of Washington Blvd, on a Cul-de-Sac Private Street. Address: 1837 S. Dunsmuir Avenue, Los Angeles, CA 90019 Website: [www.1837Dunsmuir.com](http://www.1837Dunsmuir.com)

Charming traditional home with a spacious, private backyard and new deck, on a tree-lined, cul-de-sac street

Situated on a quiet cul-de-sac in Mid City, this 3bd/2bath has everything to offer. Step through the welcoming walkway path surrounded by a lovingly tended to and serene landscape. Walk inside to be greeted by a bright and open concept living space with character details throughout. The spacious and inviting formal living room is adorned by a beautiful brick lined fireplace, and is filled with an abundance of natural light from oversized windows, French doors, and an impressive skylight.

French doors lead to the expansive outdoor deck, perfect for entertaining, al fresco dining, or unwinding after a long day. Indoor dining is still a treat with a timeless dining room that seamlessly opens into the kitchen. The light and airy kitchen offers plenty of functional space and features a custom & sun-drenched breakfast nook, an ideal spot to start the day with. Working from home? No problem. This home features an office w/ custom built-ins situated off of the main entry. Two generously sized bedrooms and a thoughtfully updated bathroom finish the main living space.

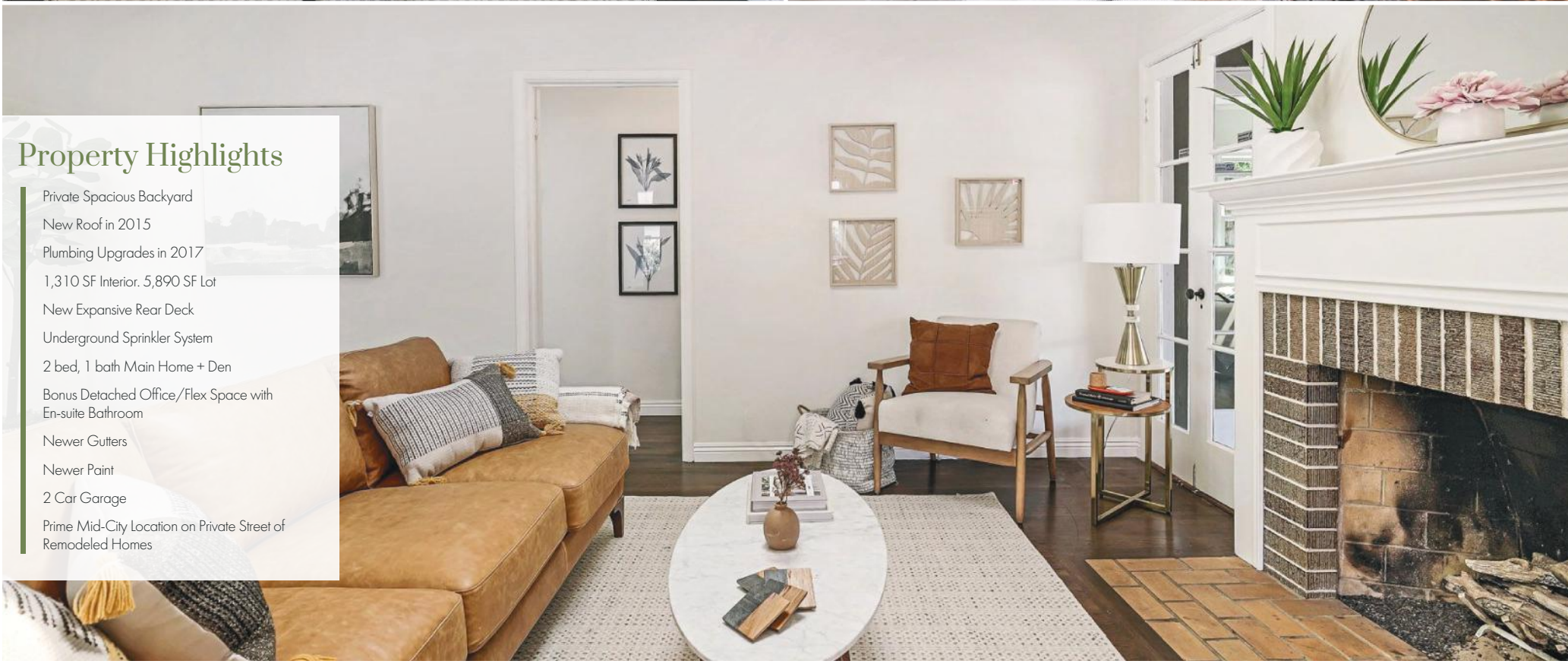
Step outside into a large, park-like yard where the sky is the limit- surrounded by trees and lush greenery, this truly feels like a private compound. A bonus room and bath with separate entry offers unlimited options towards additional guest quarters, a second office, potential ADU, and more! Storage is plentiful via shed, garage, and space below outdoor deck. Optimally located in close proximity to Culver City, Beverly Hills, WeHo, 10fwy, Expo line, LAX. Come experience this oasis in the heart of the city, and see why it's the perfect place to call home!

Disclosure: The downstairs suite and bathroom are done in a workmanlike manner, but without the benefit of permit and not included in the 1,310 advertised sq. Footage. The home on title is 2BR, 1BA. The seller fully discloses this, and sells bonus suite as-is. No further title or permit modifications will be made for this sale in escrow.









## Property Highlights

- Private Spacious Backyard
- New Roof in 2015
- Plumbing Upgrades in 2017
- 1,310 SF Interior. 5,890 SF Lot
- New Expansive Rear Deck
- Underground Sprinkler System
- 2 bed, 1 bath Main Home + Den
- Bonus Detached Office/Flex Space with En-suite Bathroom
- Newer Gutters
- Newer Paint
- 2 Car Garage
- Prime Mid-City Location on Private Street of Remodeled Homes



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