



1189 S. Muirfield Road
Los Angeles, CA 90019



Mid-Wilshire is a diverse and centrally located Los Angeles neighborhood, just a few miles from Downtown, Culver City, Hollywood, and Beverly Hills. It's home to the LA County Museum of Art, the La Brea Tar Pits, Peterson Automotive Museum, the Academy Museum of Motion Pictures, Little Ethiopia restaurants and shops, cafes and soul food on Pico Blvd, the Mid-town Shopping Center (Sprouts, Target, Lowe's), and the beautiful, expansive LA High Memorial Park.

COOL FACT:

Just down the road sits the infamous Rosenheim Mansion. Built in 1902, the home, featuring Italian brickwork, Tiffany-glass leaded doors, gold-gilded ceilings, and renown semi-circle library was used as a real-life set for the television show, American Horror Story.

2 Units | 5 Bed | 4 Bath | Guest House | 2,388 SF Interior | 4,961 SF Exterior



List Price: \$1,425,000 Directions: North of 12th St, between Rimpau Blvd and West Blvd Address: 1189 S. Muirfield Road, Los Angeles, CA 90019 Website: www.1189Muirfield.com

Turnkey Re-imagined 1920's home (4BR + 3BA). PLUS, a Fully Permitted Guest House (1BR + 1BA)

Enjoy the best of prime, central LA living in this beautifully remodeled traditional home w/ custom privacy-gates and hedges, dream cook's kitchen, and an entertainer's backyard with lots of mature fruit trees! Amazing opportunity to own in Hancock Park adjacent neighborhood. Located in prime Mid-Wilshire, this beautifully remodeled traditional style home has 4 bedroom and 3 bathrooms, a great flowing open floor plan, custom cook's kitchen with huge island work space and stool seating, a full dining room area, recessed lighting and newer floors throughout, plus a spacious and bright fully-permitted 1 bed, 1 bath guest house. This home is a legal duplex. The Guest house is delivered vacant and is perfect for a home business or to rent for top dollar income (last rented for \$1,995).

This pristine home features many updated systems, including plumbing + electrical + sewer line + flooring. Home interior features quartz counters, stainless steel appliances, tankless water heater, and many more. Two of the bedrooms access a lovely tree-top view balcony, including a beautiful master suite with en-suite bath and large walk-in closet.

Nestled on tree-lined street, the property features drought resistant landscaping as well as mature pomegranate, apple, lemon, cherimoya, and guava trees, plus gated off-street parking. As an extra bonus, the spacious two-car garage has wooden farmhouse doors leading to the bark yard and can be used as an indoor-outdoor entertaining space with plumbing, electrical, and natural gas already in place.

Living here means privacy and serenity at home while being only minutes from Mid-Town Shopping Center, Queen Anne Park/Rec Center, LA High Memorial Park, the hip cafes, shops and restaurants on Pico Blvd and quick access to Downtown LA, Culver City, Hollywood, and Beverly Hills. This gem of a home is truly move-in ready and has everything you need to live beautifully in prime Los Angeles.

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Property Highlights

- Remodeled Traditional Home w/ADU (LAR2 zoning)
- 4 BR, 3 BA main home + 1 BR, 1BA permitted guest house
- Large 2-car garage used as entertaining space w/ gas, electric, water
- Privacy Gated and Hedged yards with Mature Fruit Trees
- Newer Systems throughout main home
- Remodeled Cook's Kitchen w/ large island
- Remodeled Master Bathroom & Walk-in Closet
- Tree-top balcony access from 2 bedrooms
- Permitted guest house, last rented for \$1,995
- Prime, central location near Cafes, Shops, Transit, Culver, DTLA
- Neighborhood: Mid Wilshire





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