



2382-2384 Silver Ridge Avenue
Los Angeles, CA 90039



Silver Lake is an Eastside neighborhood that fully embraces the hipster lifestyle. Funky blocks with street art are lined with artisanal coffee shops, vegan cafes and creative Asian eateries, as well as indie music venues, trendy bars and boutiques. The area also includes fine examples of modernist architecture and a namesake reservoir that's ringed by a popular walking trail with a dog park and a grassy meadow.

Often described as the "Brooklyn of Los Angeles," Silver Lake is much more than just a hipster haven. The popular central L.A. neighborhood has gone from urban grit to sophisticated chic over the years and is home to celebrities, creatives, professionals, and an ever-increasing number of families. Silver Lake is diverse, eclectic, and above all, authentic. It offers some of the best of L.A. living, with close proximity to Hollywood and Downtown L.A., and incredible hilltop views, independent boutique shopping, and an increasingly popular dining scene. A few note-worthy restaurants nearby are Alimento, LA Mill, Blairs, Little Pine, and Salazar's.

Source: Wikipedia & VisitCalifornia.com

2 Units | 6 Bedrooms | 4 Bathrooms | 2,618 SF Interior | 4,804 SF Exterior



List Price: \$1,795,000 Directions: In Silver Lake Hills. West of Riverside Drive, East of Glendale Blvd. Address: 2382-84 Silver Ridge Avenue, Los Angeles, CA 90039 Website: www.2382SilverRidge.com

Magnificent Post and Beam Mid-Century Modern Duplex in Silver Lake

Rare Opportunity in the Silver Lake Hills! Designed by modernist architect Allyn E. Morris in 1963-64, this Mid-Century mirror-image duplex is a classic case-study in Post-and-Beam design and is architecturally significant. Truly special opportunity to purchase an architectural property that is fully remodeled with BOTH units delivered vacant.

A hilltop retreat, each tri-level unit feels like its own single family home with 3BR, 2BA and over 1,300 square feet. Live in one and rent the other or rent both for an amazing income opportunity. So many possibilities! Each unit pro-forma rent is \$5,500 (\$11,000/monthly income).

Kitchens and baths have been updated to blend seamlessly with the Mid-Century aesthetic of the home. The downstairs primary suite is calm, serene, and totally experiential. The property boasts 7 outdoor spaces including an expansive rooftop deck with 180-degree mountain and city views perfect for entertaining and relaxing. The verdant, drought tolerant landscaping includes mature Eucalyptus trees, succulents and bamboo hedges. The property has 2-car carport parking, and each unit has its own laundry area.

Architectural design elements include: Oversized sliding glass doors + Floor-to-ceiling picture window concepts + 7 exterior decks + Exposed ceiling beams + Large skylights in bathroom + Caesarstone counters & Mosaic tile-work details.

Modern upgrades include: New roofs + New AC + Newer plumbing and hot water heaters + Smart home features + EV car charger.

Prime A+ location in highly-sought Silver Lake. Short stroll to Whole Foods Market, Silver Lake Reservoir & Meadow, LA Mill Coffee, Salazar, Little Pine and Blair's. Close to Griffith Park and easy access to major freeways too! A wonderfully warm and INSPIRING space. A DUPLEX YOU MUST SEE IN PERSON. We look forward to welcoming you home!

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Property Highlights

- Well Remodeled & Architecturally Significant Mid-Century
- 2 Units: Each unit has 3 BR, 2 BA
- Each unit is Tri-Level (with outdoor space on every level)
- 2-Car Carport
- Neighborhood: Silver Lake Hills
- Magnificent Outdoor Space: 7 Total balcony/Exterior Areas + 180 degree Views
- Remodeled Kitchens and Bathrooms
- Many Architectural Details: Large Glass Windows/Doors. Post & Beam Design
- Remodeled Primary Suite with Bathroom and Private Courtyard
- Central AC and Heat
- Wonderful location near Silver Lake: Near Many Cafes, Shops and Transit





Jerry & Rachel Hsieh

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All information deemed reliable but not guaranteed.
Buyer is advised to conduct their own investigation and satisfy themselves.