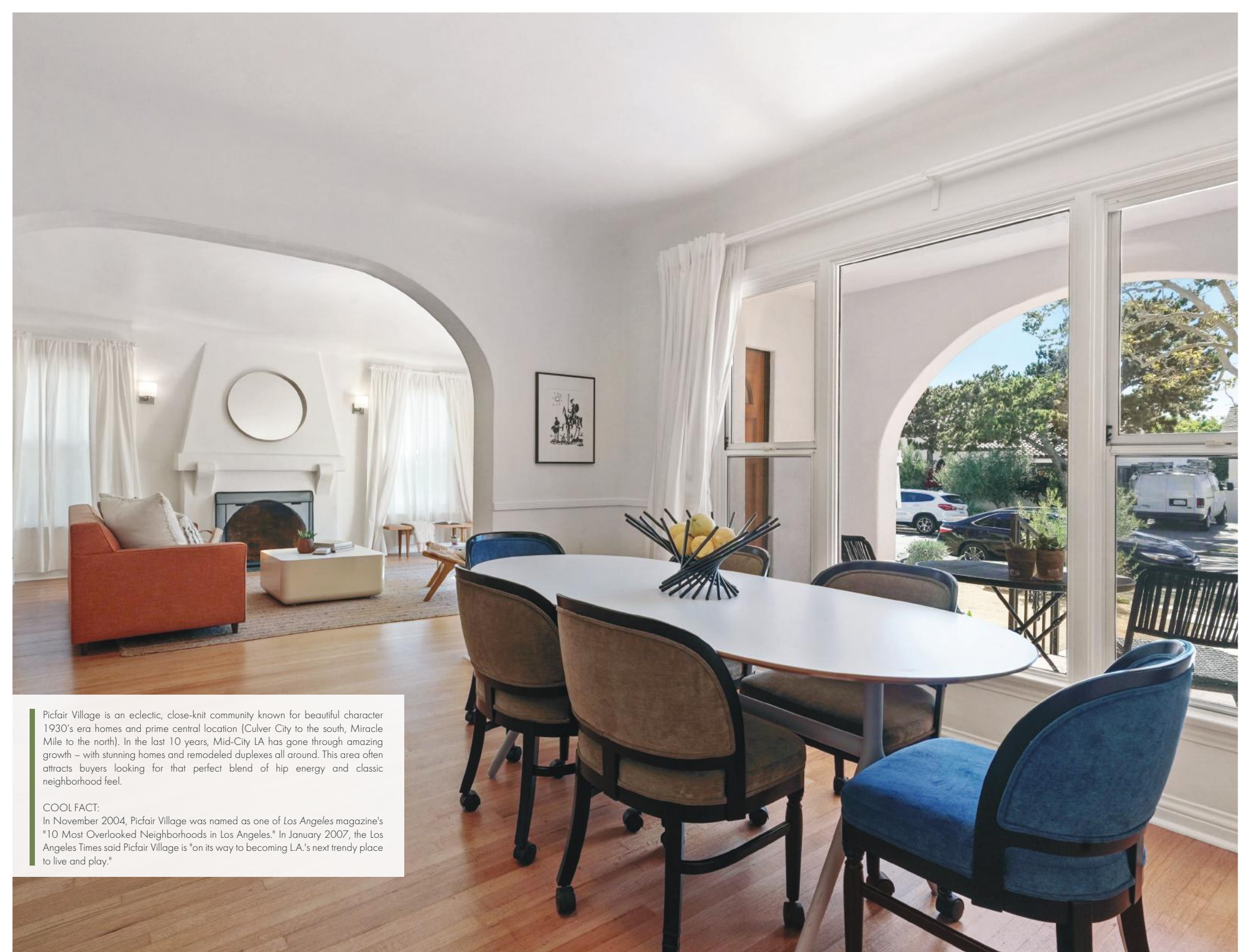




1444-1446 S. Genesee Avenue
Los Angeles, CA 90019



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."

Duplex | 5 Bedrooms | 3 Bathrooms | 3,000 SF Interior | 7,125 SF Exterior



List Price: \$1,595,000 Directions: In Picfair Village. South of Pico Blvd, Just east of Fairfax. Address: 1444-1446 S. Genesee Avenue, Los Angeles, CA 90019 Website: www.SouthGenesee.com

Exquisite Spanish Revival Duplex in Picfair Village!

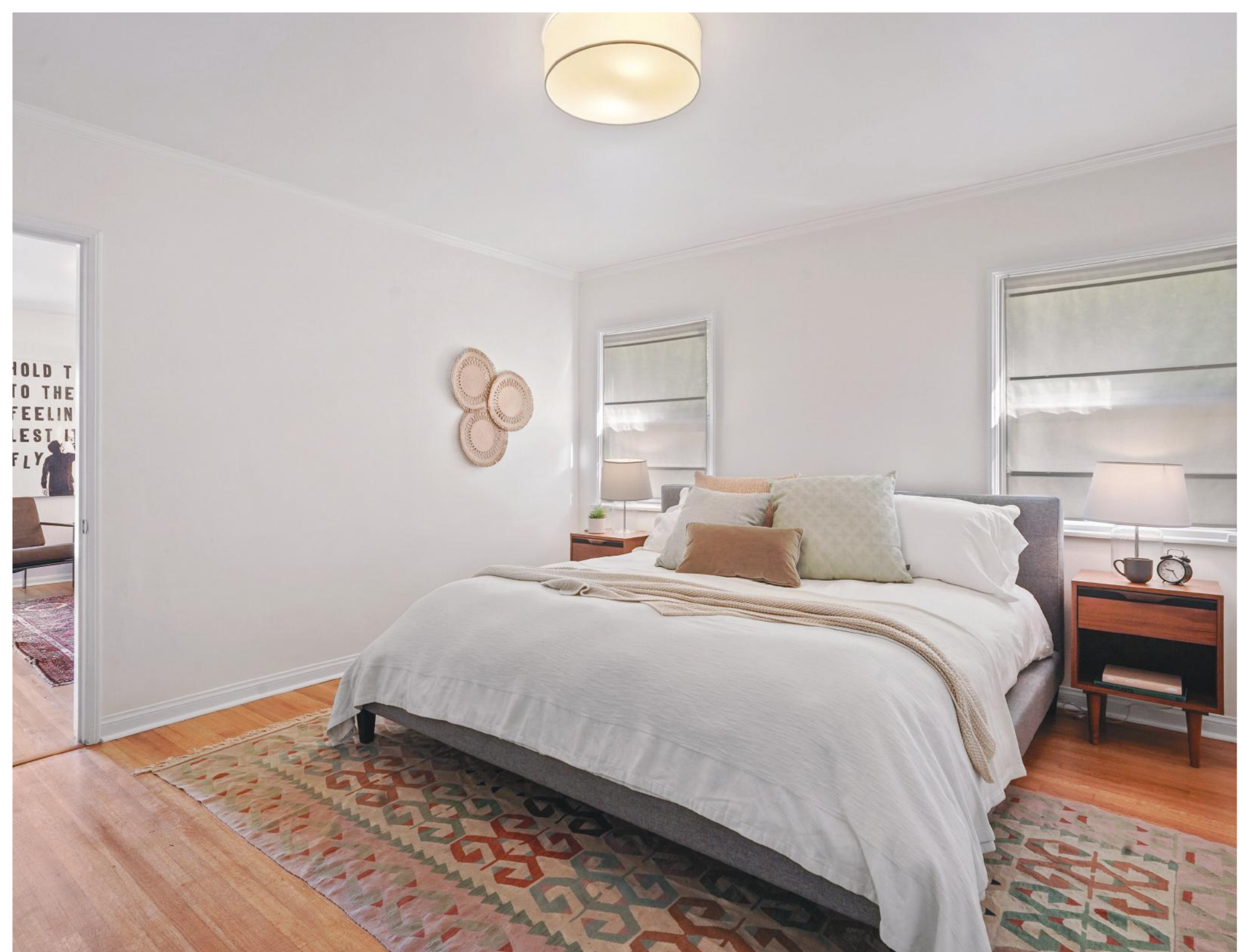
Welcome home to this beautiful Spanish duplex that charms inside and out. The vast units showcase large living rooms with built-in bookshelves, grand picture windows and rounded archways leading into spacious dining rooms. Ample over sized windows in every room make these units light, bright and airy. The downstairs unit features 3 bedrooms and 2 bathrooms. Upstairs has 2 bedrooms and 1 bath.

Each unit has its own front patio for relaxing. The drought resistant landscaped front yard with olive trees, and backyard garden both have drip irrigation. This oasis is on a whopping 7125 sqft lot, which allows for a grand backyard that transports you to wine country... enjoy a bottle of wine with friends, tend to the existing vegetable garden, or get your morning eggs from the provided chicken coup. Each unit enjoys its own spacious 2 car garage. This duplex truly has it all. With both units being delivered vacant, and rents being at an all time high, it's the perfect property for an investor to get top dollar or a family that wants to occupy one unit and subsidize their mortgage by renting the other.

Located in red hot Picfair Village on a nice street. The location is super central... walk to Bloom and Paper & Plastik, ride your bike to Culver City or jump on the expo line to the beach. And with its proximity to the 10 fwy, Beverly Hills and West Hollywood you're very close to everything LA has to offer.









Property Highlights

- Well Restored and Updated Spanish Duplex
- Both Delivered Vacant
- Unit 1: 3 BR, 2 BA Layout
- Unit 2: 2BR, 1BA Layout
- 4-Car garage
- Neighborhood: Picfair Village
- Beautifully Landscaped with Drought-Tolerant Landscape Design
- Large Backyard and Lot
- Updated Kitchen and Bathrooms
- Classic Living Room with Coved Ceilings
- Central AC and Heat
- Wonderful location near Cafes, Shops and Transit



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