



3451 Griffith Park Blvd  
Los Angeles, CA 90027



### LOS FELIZ HILLS

When people say “Los Feliz”, the Los Feliz Hills is the first neighborhood most think of. Just north of Los Feliz Boulevard, Los Feliz Hills is known for its large breathtaking homes surrounded by nature. A large share of this neighborhood’s inhabitants are involved in creative pursuits. Architecture in this area is a blend of stately circa-1920’s and 30’s character homes as well as some of the most significant multi-million dollar estates in Los Angeles. “When you live in the Los Feliz Hills, your backyard is truly Griffith Park.

#### INTERESTING FACT:

Frank Lloyd Wright’s famous “Ennis House” is located in this neighborhood.

3 Bedrooms | 2 Bathrooms | 1,563 SF Interior | 7,483 SF Exterior



List price: \$1,650,000 Directions: In Los Feliz Hills. East of Commonwealth, North of Los Feliz Blvd. Address: 3451 Griffith Park Blvd, Los Angeles, CA 90027 Website: [www.3451GriffithPark.com](http://www.3451GriffithPark.com)

### **Beautiful Traditional Home with Views in Los Feliz**

RARE OPPORTUNITY for a Verdant Private Traditional Home with Views in Los Feliz Area (North of the Blvd). Elegantly perched on a knoll, This "SECRET" pocket of Griffith Park Blvd is all residential and very quiet - ending with a lovely Cul-de-Sac.

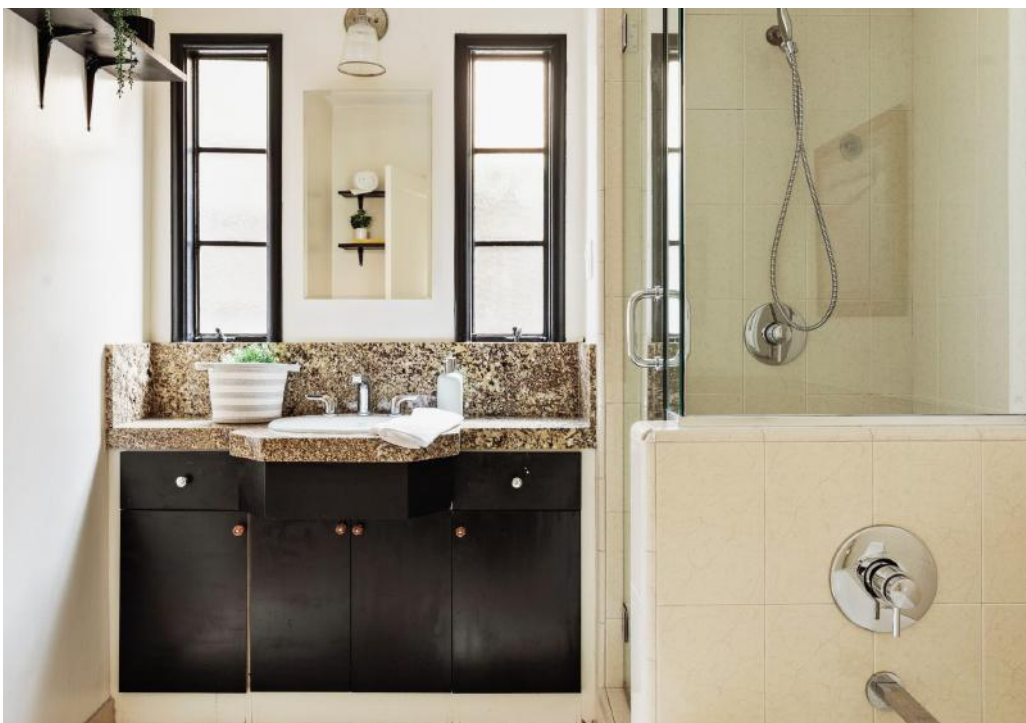
The home has a private tree-top feel because of it's elevation on the hill, above the street. Lovingly cared for with many authentic character details: Peg-and-Groove Oak Hardwood Floors + Classic casement windows + original built-ins. Wonderful layout with 3 LARGE bedrooms. The living room boasts high ceilings and beautiful architectural wood beam details. The galley kitchen is functional and charming, and has a bonus adjacent "pantry room" that allows for future kitchen expansion or re-design. Abundant natural light throughout.

Beautiful multi-terraced gardens in rear. In the upper levels of backyard, enjoy breathtaking views of both the City lights and the San Gabriel Mountains. Useful 2-car garage with direct entrance. Central AC and Laundry Room too! Close to all the Griffith Park nature trails, LA Zoo, Griffith Observatory, and shops in Los Feliz Village. Great home for entertaining but, just as importantly, a wonderfully warm and INSPIRING space.









## Property Highlights

- Classic Character Traditional Home
- 3 BR, 2 BA Layout
- 2-Car garage (with great storage!)
- Neighborhood: Los Feliz Hills
- Beautifully Landscaped with Shade Trees & Usable Terraced Rear Yard
- Wonderful Views of City Lights and San Gabriel Mountains
- Classic Living Room with High Ceilings
- 3 Large Bedrooms
- Central AC and Heat
- Wonderful location near Hiking Trails, Cafes, Shops and Transit



## Jerry & Rachel Hsieh

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