



350 N. Crescent Heights Blvd
Los Angeles, CA 90048



The Beverly Grove is a close-knit, classic Angeleno community known for beautiful character 1930's era homes and prime central location (between Beverly Hills, West Hollywood, Miracle Mile, and the Grove). In the last 25 years, the area has experienced tremendous growth - with stunning homes and new architecture all around. This area attracts buyers looking for luxury real estate in a central location near cafes, shops, and places of worship.

COOL FACT:

This home is located near several iconic establishments to Los Angeles: Canter's Deli, Swingers Diner, and The famed Farmer's Market on 3rd and Fairfax.

3 Bedrooms | 2 Bathrooms | 1,695 SF Interior | 6,555 SF Exterior



List Price: \$1,600,000

Directions: In Beverly Grove. Between Beverly and Melrose

Address: 350 N. Crescent Heights Blvd, Los Angeles, CA 90048

Website: www.350CrescentHeights.com

Great Classic Spanish 3BR home on coveted Crescent Heights near the The Grove and Beverly Hills. Best pocket between Beverly and Melrose. Bring your architect to restore, re-imagine, and remodel! 6,550 sq. ft. lot is also possible for new construction or re-development. Many luxury & architectural 2-story homes in area. This one is fantastic opportunity to acquire a largely un-touched historic original, or tap into new construction potential.

The home has an extremely peaceful and quiet interior. The front yard has native plants and succulents and 2 mature trees for shade and privacy. The rear yard space is large and fully privatized with tall ficus hedges. Site definitely has space for a pool, and could also maximize potential with SB8, SB9, and ADU laws also. Home itself has majestic arches & a grand picture arch window. Other highlights include: original oak wood floors + stained glass leaded window details + high coved ceilings + cedar lined closets + well-preserved art-deco tile detail. New hot water heater also. Near the Grove, Trader Joes, Whole Foods, Swingers Cafe, Nic's on Beverly, Animal, and Canter's Deli.

A gem that you do not want to miss. Come see it soon - and bring your architect, designer, and imagination.









Property Highlights

- Classic Spanish Home
- 3 BR, 2 BA Layout
- 2-Car garage (usable as rec room or office)
- Neighborhood: Beverly Grove
- Landscape Highlights: Large Shade Trees, Native Succulents, and Green Hedges
- High Coved Ceilings
- Hardwood Floors
- Stained Glass Leaded Windows
- Original Windows and Doors
- Wonderful location near Cafes, Shops and Transit





Jerry & Rachel Hsieh

Realtor / Owners

📞 310-228-8856

📞 424.242.8856

✉️ jerry@kw.com

🌐 www.jerryANDrachel.com

🏠 #01701809, #01913428

 jerry & rachel hsieh
Real Estate Team

kw | KELLER WILLIAMS
REALTY

www.JerryANDRachel.com

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