



Jerry & Rachel



1206 E. Palmer Avenue

Glendale, CA 91205



Adams Hill is an eclectic, close-knit neighborhood of Glendale known for beautiful character 1930's and 1940's era homes and prime location near Los Feliz & Glendale's famed shopping district. Because of its elevation above the surrounding neighborhoods, residents of the community enjoy views of the surrounding city. In the last 15 years, Adams Hill has grown even more in popularity – due in part to the popularity of Glendale's shopping district (i.e. The Americana, Galleria) and also the growth of "NELA" (Highland Park and surrounding enclaves to the east). With remodeled historic homes all around, this area often attracts buyers looking for that perfect blend of hip energy and classic neighborhood feel. Folks from Los Feliz, Silver Lake, Pasadena, and NELA often seek out homes in this area.

3 Bedrooms | 2 Bathrooms | 1,379 SF Interior | 4,234 SF Exterior



List Price: \$1,325,000    Directions: In Adams Hill. East of Glendale Avenue    Address: 1206 E. Palmer Avenue, Glendale, CA 91205    Website: [www.1206Palmer.com](http://www.1206Palmer.com)

### **BEAUTIFULLY RESTORED SPANISH REVIVAL HOME IN COVETED ADAMS HILL!**

Perched on a grassy knoll and lovingly remodeled, this home is a serene oasis in one of Glendale's best neighborhoods. Every detail of the home, from the Spanish jewel inlay tiles to the authentic archways have been curated to create harmony with the home's original history. This is a great home for entertaining but, just as importantly, is a wonderfully warm and INSPIRING space. Other special features include: large remodeled kitchen + master suite with walk-in closet + original oak hardwood floors + high barrel-coved ceilings + casement wood windows + central HVAC + Copper plumbing. The fireplace is functional for wood burning and has been re-built by Boston Brick and Stone.

The home offers a peaceful indoor-outdoor flow, with 3 separate outdoor seating patio/porches. Verdant treetop and City views. The grand arch picture window in the main living room is timeless and regal - adorning the space with ample natural light. The remodeled kitchen features marble counters, chef's stove, and intricate Spanish tile work. Both bathrooms have been well updated. The 1-car garage is a useful bonus space that could easily be converted to a future home office also. Outdoor dining area with Saltillo tile and jewel tile details, in a setting of lush greenery.

Adams Hill is a close-knit, well-known historic Glendale community in prime location near Downtown LA, Pasadena, and Los Feliz. Within a short 2-block stroll, you are at the quaint restaurants, cafes, and shops that service the Adams Hill community. Zoned to award-winning Glendale Unified Schools too. This is the one you hoped would hit the market - an incredibly well-preserved, lovingly cared-for home with charm, character, privacy and great style. Come see it soon & Welcome Home.









## Property Highlights

- Well Restored Spanish Home
- 3 BR, 2 BA Layout
- 1-car garage
- Neighborhood: Adams Hill
- Classic wood windows and hardwood floors
- Beautifully Landscaped with grassy lawns, shade trees, saltillo tile patio
- Large remodeled kitchen with intricate Spanish-inspired details
- Classic Living Room with High Ceilings
- Remodeled primary bedroom/bathroom en-suite with large walk-in closet
- Central AC and Heat
- Wonderful location near cafes, shops and transit
- Views of the city and skyline





### Jerry & Rachel Hsieh

Realtor / Owners

📞 310-228-8856

📞 424.242.8856

✉️ jerry@kw.com

🌐 www.jerryANDrachel.com

🏠 #01701809, #01913428



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