



Jerry & Rachel
FINE HOMES AND INVESTMENTS



3633 2nd Avenue
Los Angeles, CA 90018



Jefferson Park HPOZ (Historic Preservation Overlay Zone) in Los Angeles is a vibrant and culturally rich neighborhood known for its beautifully preserved architectural heritage. Located just southwest of Downtown LA, Jefferson Park boasts an array of early 20th-century homes, including Craftsman bungalows and Spanish Colonial Revival styles, reflecting the area's historical significance and diverse cultural roots. As an HPOZ, the community is dedicated to maintaining its historic character, ensuring that renovations and new developments honor the unique architectural features that define the neighborhood. This commitment to preservation fosters a sense of continuity and pride among residents. Adding to its charm, Jefferson Park is home to a variety of local restaurants offering a delightful mix of cuisines, from traditional soul food to innovative contemporary dishes, making it a culinary hotspot that complements its rich history and vibrant community spirit.

3 Bedrooms | 2 Bathrooms | 2,086 SF Interior | 5,602 SF Exterior



List Price: \$1,050,000 Directions: In Jefferson Park. South of Jefferson Blvd, West of Arlington Address: 3633 2nd Avenue, Los Angeles, CA 90018 Website: www.JeffersonParkCraftsman.com

WARMTH AND CHARACTER ABOUND IN THIS SPACIOUS QUINTESSENTIAL 1910'S RESTORED CRAFTSMAN HOME.

Located in highly-sought Jefferson Park HPOZ. Rich in natural wood details and history - this home has been meticulously preserved while also benefitting from a recent remodeled expansion - bringing the overall home to 2,000+ square feet. The lush gardens in front yard provide privacy and beautiful curb appeal, boasting native plants and fruit bearing trees. The property itself has 3 bedrooms, a wonderful Craftsman-era deep front porch, office area with original built-ins, and a large den. If you are looking for an authentic Craftsman in Los Angeles, this is it: Original wood-grid window inlays + casement style windows + period built-ins + original oak hardwood floors + character molding and doors. Ideally located on a peaceful palm tree lined street of residential historic craftsman single family, single story homes. A truly transportive experience and an emotional home.

Primary Suite of this home is extra large, with direct private bathroom and access to backyard. The kitchen is spacious, open, and great for entertaining, featuring stainless steel appliances, new cabinetry and quartz counters. Bathrooms have been updated with tub. Backyard is quiet, low-maintenance, and peaceful - recently updated.

Other highlights include: FULL SOLAR PANEL SYSTEM (FULLY PAID) + Central AC + good roof + electric car charger + 2-car garage + direct rear alley access + extra large side-yards. The ideal single family home with everything you've hoped for, in a central location near Mid-City, West Adams, Culver City, USC (and 2028 Olympic Venues). Come see it soon! Welcome to Jefferson Park.



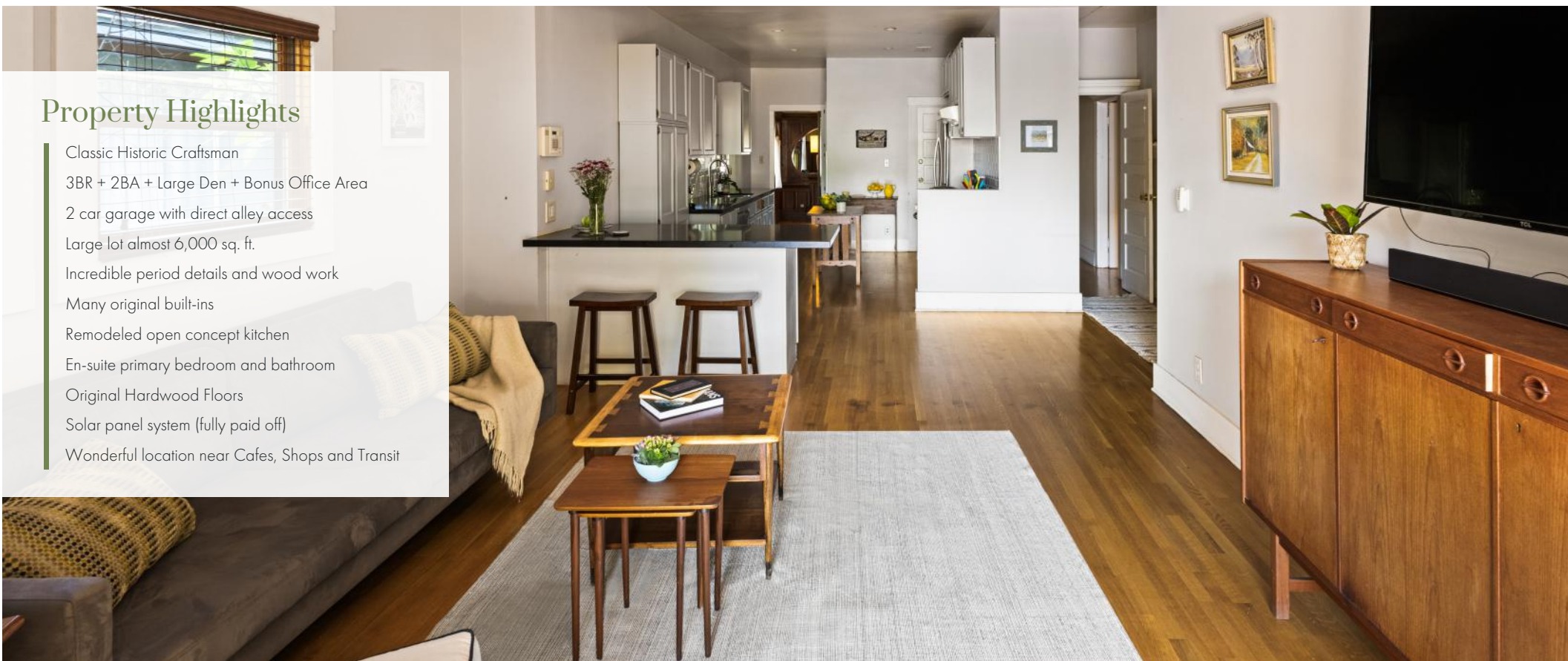






Property Highlights

- Classic Historic Craftsman
- 3BR + 2BA + Large Den + Bonus Office Area
- 2 car garage with direct alley access
- Large lot almost 6,000 sq. ft.
- Incredible period details and wood work
- Many original built-ins
- Remodeled open concept kitchen
- En-suite primary bedroom and bathroom
- Original Hardwood Floors
- Solar panel system (fully paid off)
- Wonderful location near 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.