

\$1,279,000 - 3704 Grayburn Avenue, Los Angeles

MLS® #24364743

\$1,279,000

3 Bedroom, 2.00 Bathroom, 1,443 sqft
Residential on 0 Acres

N/A, Los Angeles,

The timeless allure of Leimert Park living, just 2 blocks from the Expo Line, where the harmonious blend of historic charm and contemporary comfort defines the essence of this vibrant community. At 3704 Grayburn, mature trees gracefully line the street, accompanied by manicured lawns and a refreshing breeze that invites you into the heart of this suburban Los Angeles neighborhood. Move-in ready, this pre-war traditional residence boasts a visually bold and timeless appeal, with quoins artfully settled amidst a newly-landscaped front yard. Contemporary flair is added with terrazzo steps, offering a glimpse into the reimagined interiors. Inside, discover open-plan living, featuring a Palos-Verde stone fireplace and oversized picture window in the light-filled living room-providing a wonderful view of the yard. The adjacent kitchen features an oversized island, custom cabinetry and is equipped with Cafe Appliances to awaken the chef in you. The dining area features its own set of French doors, leading to an outdoor covered patio and deck, also accessible from both the primary sleeping quarters. The primary suite features an ensuite with Zellige tile shower, while the second and third bedrooms share a second bath. The two-car garage offers a canvas for creativity, whether it be a home office or a potential ADU. Perfectly marrying form and function, this picture-perfect residence is crafted for the discerning homeowner seeking a lifestyle of elegance



and convenience. Renovations and new systems include new pex plumbing and ABS drain lines to sidewalk, new electrical w|200 AMP panel, HVAC system and tankless water heater, new roof and drainage (see list of upgrades in documents section). While being minutes away from culinary delights such as Mizlala, Cento, Alta, Johnny's West Adams, and more, 3704 Grayburn's true allure lies in the immediate connection it provides for both entertaining and relaxation within your own environs. With DTLA and USC to the east, the south bay, Playa Vista, and LAX to the southwest, Culver City and the westside just a short commute away, and the entirety of L. A. at your disposal, this locale is ideal for turning your 2024 dreams into reality.

Built in 1940

Additional Information

City	Los Angeles
County	Los Angeles
Zip	90018
MLS® #	24364743
Bedrooms	3
Bathrooms	2
Square Ft	1,443
Lot Size	0.14
Neighborhood	N/A
Levels	One
Garages	2
HOA Dues	\$

Listing Details

Listing Agent	Carlos Castillo
Provided By:	Redfin

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