

SPANISH COURTYARD CHARMER

1172-1174 NORTH WESTMORELAND AVENUE | LOS ANGELES

UPGRADES & FEATURES

INTIMATE 5-UNIT COMMUNITY
GREAT VIRGIL VILLAGE LOCATION
A FEW BLOCKS TO LOS FELIZ AND SILVER LAKE
SPANISH COURTYARD STYLE COMMUNITY
MULTIPLE BUILDINGS WITH CLASSIC SPANISH AND CRAFTSMAN ARCHITECTURE
GATED COMMON COURTYARD AND PATIOS
ONE SINGLE-CAR GARAGE PARKING PER UNIT
LARGE UNITS WITH BRIGHT, AIRY AND SPACIOUS ROOMS
1930'S ORIGINAL DETAILS THROUGHOUT
HIGH CEILINGS
DECORATIVE FIREPLACES
ORIGINAL FRENCH WINDOWS
ORIGINAL SOLID-WOOD EXTERIOR FRONT DOORS
ORIGINAL REFINISHED HARDWOOD FLOORS
AMPLE CLOSET SPACE
LAUNDRY IN-UNIT
NEW STACKABLE WASHER/DRYERS INCLUDED
RECENTLY RENOVATED AND RESTORED
NEW DESIGNER LIGHTS AND FIXTURES THROUGHOUT
REMODELED KITCHEN AND BATHS
NEW BUTCHER BLOCK COUNTERS
NEW KITCHEN CABINETS
OPEN SHELVING IN KITCHEN
NEW SALTILLO TILE FLOORING IN KITCHEN
NEW APPLIANCES
STOVE, FRIDGE AND DISHWASHER INCLUDED
NEW GARBAGE DISPOSAL
NEW STAINLESS STEEL HOOD FAN
UPDATED BATHROOM
NEW TILE FLOORING IN BATH
RESTORED CAST IRON TUBS
NEW TILED SHOWER WALLS AND NEW SHOWER FAUCET
NEW BATH CABINETS AND SINKS
NEW WATER HEATERS
NEW MINI-SPLIT DUCTLESS AC & HEAT IN 1-BED UNITS
NEW SUB-PANELS AND FULL ELECTRIC RE-WIRE 2021
NEW ROOF 2021
UPDATED TO MOSTLY COPPER PLUMBING 2021
NEW SEWER LINE 2021
FOUNDATION RETROFITTED INCLUDING SEISMIC UPGRADE AND BOLTING 2020
ADDITIONAL FOUNDATION REPAIRS PERFORMED 2020
TERMITE CLEARANCE 2021

ADDITIONALLY, UNIT 1174 FEATURES:
DETACHED BACK HOUSE WITH PRIVATE GATED YARD AND DECK
3 BEDROOMS, 2 FULL BATHS
1913 CRAFTSMAN DETAILS THROUGHOUT
COFFERED CEILINGS
ORIGINAL BUILT-INS
DECORATIVE FIREPLACE
FORMAL DINING AREA
NEW CENTRAL AC & HEAT
BASEMENT AREA, PERFECT FOR WORKSHOP OR EXTRA STORAGE