

ENDEARING DETACHED BUNGALOW IN THE HEART OF LOS FELIZ



1507 N. HOOVER STREET | LOS FELIZ

UPGRADES & FEATURES

MAIN HIGHLIGHTS:

- * DETACHED BUNGALOW
- * AIR CONDITIONING
- * ALL NEW APPLIANCES
- * DISHWASHER, STOVE AND FRIDGE
- * STACKABLE WASHER/DRYER IN UNIT

INTERIOR FEATURES:

- * OPEN FLOOR PLAN
- * 11-FOOT SKYLIGHT
- * FRENCH DOORS AND WINDOWS
- * REAL HARDWOOD BAMBOO FLOORING THROUGHOUT
- * BUILT-IN FLOOR TO CEILING OAK BOOKSHELVES
- * ORIGINAL GLASS PANEL INTERIOR DOORS & GLASS DOORKNOBS
- * NEW WHITE MARBLED QUARTZ COUNTERS
- * NEW KITCHEN SINK AND FAUCET
- * RECLAIMED WOOD FLOATING SHELVES IN KITCHEN
- * CUSTOM SINK CABINET IN BATHROOM
- * CUSTOM SHELVEING IN BATHROOM
- * TILED SHOWER & TUB

EXTERIOR FEATURES:

- * INTIMATE 8-UNIT COMMUNITY
- * SPANISH COURTYARD COMPLEX
- * LUSHLY LANDSCAPED WITH CAFÉ LIGHTS
- * DETACHED BUNGALOW, SHARES NO WALLS
- * PRIVATE FRONT STOOP
- * MULTIPLE SHARED COMMON PATIOS
- * EASY STREET PARKING
- * ONE BLOCK TO MULTIPLE RESTAURANTS, SHOPS, CAFES
- * FOUR BLOCKS TO LOS FELIZ VILLAGE
- * FIVE BLOCKS TO SILVER LAKE SUNSET JUNCTION
- * ¼ MILE TO TRAILHEADS IN GRIFFITH PARK'S
- * QUIET NEIGHBORS & PEACEFUL NEIGHBORHOOD

MAIN HOUSE SYSTEMS:

- * DUCTLESS MINI-SPLIT FOR A/C AND HEAT
- * 100% COPPER PLUMBING THROUGHOUT
- * 100% NEW ELECTRICAL WIRING AND PANEL
- * NEW ELECTRICAL WITH MULTIPLE OUTLETS
- * NEW SEWER LINE
- * NEW TANKLESS WATER
- * NEWER ROOF IN GOOD CONDITION
- * FOUNDATION HAS BEEN EARTHQUAKE RETROFITTED
- * WIRED FOR CABLE AND INTERNET

APPLIANCES:

- * NEW GE® STACKABLE WASHER/DRYER, GAS
- * NEW WHIRLPOOL® DISHWASHER
- * NEW THOR® PRO-STYLE GAS RANGE
- * NEW AKDY® CARBON FILTER HOOD VENT
- * NEW COUNTER DEPTH SUMMIT® REFRIGERATOR

OTHER HOUSE FEATURES:

- * PRIVATE RING® CAMERA AND SECURITY LIGHT
- * CUSTOM ELFA® CLOSETS
- * RECESSED LIGHTING WITH LUTRON DIVA® DIMMERS
- * NEW CUSTOM WHITE SHADES AND LINEN CURTAINS
- * NEW MINIMAL CEILING FANS IN LIVING ROOM & BEDROOM
- * NEW EXHAUST FAN IN BATHROOM
- * NEW GARBAGE DISPOSAL
- * NEW WINDOW SCREENS & WINDOW LOCKS
- * RECESSED OUTLETS FOR FLAT SCREEN TVS IN LIVING & BEDROOM

DETAILS:

- * RENT \$2,895/MONTH
- * AVAILABLE NOW
- * FLEXIBLE LEASE TERM, MONTH TO MONTH OR LONGER
- * DEPOSIT EQUAL TO ONE MONTH'S RENT
- * PETS OK

INCLUDED IN RENT:

- * MONTHLY GARDENING
- * MONTHLY ORGANIC PEST SERVICE
- * WATER AND SEWER PAID

TENANT PAYS:

- * ELECTRICAL, LADWP
- * GAS, THE GAS COMPANY
- * INTERNET AND CABLE IF NEEDED, SPECTRUM OR AT&T



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