

## Single Family Residence, Traditional - Los Angeles, CA



\$ 6,500



1357 Woodruff Avenue, Los Angeles, CA 90024

- » Beds: 3 | Baths: 2 Full
- » MLS #: SR21185880
- » Single Family | 2,229 ft<sup>2</sup> | Lot: 7,298 ft<sup>2</sup>
- » 3 sprawling Bedrooms plus 2 designer bathrooms!
- » Lots of light! Hardwood flooring!
- » More Info: [1357WoodruffAvenue.IsForSale.com](https://1357WoodruffAvenue.IsForSale.com)



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**RE/MAX**

RE/MAX ONE

6355 Topanga Canyon Blvd

#100

Woodland Hills, CA 91367

(818) 261-3400

New Lease of the block! Absolutely charming SINGLE LEVEL home on a quiet, very desirable street in COVETED WEST BEVERLY GLEN/WESTWOOD LOCATION. Warm & inviting exudes character & style. 2,200 Sqft delights w 3 bedrooms plus 2 baths on HUGE 7,298 LEVEL LOT. Brick lined walkway surrounded by lush & beautiful grassy landscape. Covered front porch patio w pillars of brick. Sun-drenched living room w HARDWOOD FLOORS, big picture windows, custom window treatments, crown moldings & cozy fireplace w brick accents. Large generous formal dining room w hardwood flooring & custom window treatments. Vintage EAT-IN Kitchen has tiled walls & countertops, wood cabinets, wainscoting & dishwasher. Separate interior washer & dryer area - WASHER, DRYER & REFRIGERATOR INCLUDED. Den w fireplace, hardwood floors & custom-built ins. Centrally located outside alcove w step out access from both living room & den great for family fun & good times. Additional features include Basement, Central HVAC, Copper Plumbing, Smooth Ceilings & Security System. ELECTRIC GATED concrete driveway leads to Detached OVERSIZED 2 CAR GARAGE. Backyard w grassy play area. Home setting has gracious setback on a wide premier street w room for expansion, or move right in, perfect as is! Award winning Fairburn Avenue Elementary School District. AMAZING LOCATION w easy access to popular shopping, dining, world class hotels

