



## Freshly Remodeled home with ADU

1730 South Spaulding Avenue, Los Angeles, CA 90019

\$1,799,000

🛏 Bedrooms: 3

🚿 Bathrooms: 3

### EXTRAS:

- Living Space: 1,600 sq ft
- Lot Size: 5,345 sq ft



Shawn Esrawi

DRE #01221935

📞 323-377-7270

## Property Description

Sophisticated 1-Story Spanish style home in Prime Picfair Village! 3 beds - 3 baths in 1600 SF main house. Additional 373 SF in fully approved & permitted ADU w/ own address. Open concept kitchen with island facing dining and living room. Kitchen features Stainless steel appliances, wine cooler, quartz countertops, white shaker cabinets & seating for 4 at the kitchen bar. Formal living room w/ Pitched ceilings. New gas burning fireplace, large dining room which opens to kitchen. Home is completely renovated includes new 200-amp panel and separate electric meter for the ADU. Custom design landscape. Built-in speakers, EV charger ready, EQ bolting & tankless water heaters, central HVAC & copper plumbing. Separate laundry room w/side by side full-size washer/dryer. Master Bedroom suite w/ custom built-ins. Master bath boasts a beautifully tiled walk-in shower & large soaking bathtub. LED recessed lighting in throughout the house. Lush backyard w uniquely designed side yard/ plenty of room to run & play. Expansive outdoor dining area, large grassy yard for playing and completely hedged front yard with custom gates. New Security alarm system, Ring cameras, Media closet, Skylight, designer bathrooms tile and vanities. Dining room with French doors leading to your hedged front yard. Back bedrooms with French doors leading to the backyard.

ADU with pitched ceilings, custom design bathroom, full size kitchen with dishwasher, gas stove, fridge and stackable washer and dryer. ADU can be rented legally for additional income. Fresh remodel and just got certificate of occupancy.



MORE ON:

[www.1730spaulding.com](http://www.1730spaulding.com)