

2707 S Hobart Blvd Los Angeles CA 90018

Purpose	For Sale
Type	House
Ownership	Owner
Price	\$ 1435000.00
Rent Price	N/A
Address	2707 S Hobart Blvd, Los Angeles, CA 90018
Bedrooms	9+
Bathrooms	5+
Floors	2+
Rooms	9+
Squarefeet	2, 568 sq ft
External URL	https://www.realtor.com/realestateandhomes-detail/2707-S-Hobart-Blvd_Los-Angeles_CA_90018_M12253-33984?ex=2944088251
Keywords	2707 s hobart blvd los angeles ca 90018, los angeles, 90018, 2707 s hobart blvd, 9 bedrooms
Hits	111
URL	https://ebiz411.com/properties/detail/2707-s-hobart-blvd-los-angeles-ca-90018-1-7

Property Details

This recently updated, reimagined and revitalized c. 1890 Victorian is one of the original homes in its neighborhood and retains its exterior charm, welcoming front porch, 10-ft high interior ceilings and period staircase. Inside it now dramatically features a bright, contemporary open floor plan with the benefit of upgraded plumbing, electric, HVAC, kitchen and bathrooms, and rear deck; plus a one-bedroom, one-bath detached ADU for income and/or personal use (family/guests/home office) in the future. The main house is 2, 568 square feet, per City records; with five bedrooms and 3 bathrooms. There is a comfortable upstairs primary bedroom suite, along with a spacious downstairs suite with huge walk-in closet and generous bathroom. This expansive first-floor suite can flexibly function as a family/media room, a guest suite, a private home office, or as a second primary bedroom suite. The rear yard ADU is 440 square feet; it has off-street parking and a very large private patio, and is currently rented at \$1, 600/mo. This property is perfect for an owner desiring an upscale, creative and move-in-condition home with great curb appeal. This popular neighborhood in the heart of West Adams is well-located with easy access to Downtown, K-Town, Hollywood, USC and Culver City, and freeway close to everywhere else! And it's also convenient to exciting new local cafes and coffee houses (Truffle Brothers/Spaccio Salumeria, Boulon d'Amore, Johnny's West Adams, Highly Likely), and many other trendy restaurants with diverse cuisines stretching along West Adams Boulevard, west of Crenshaw.

Property Features

Bedrooms

- Bedrooms: 6
- Bedroom 1 Features: 2 Master Bedrooms, Ground Floor Master

Bathrooms

- Total Bathrooms: 5.00
- Full Bathrooms: 3
- 1/2 Bathrooms: 1
- 3/4 Bathrooms: 1
- Bathroom 1 Features: 2 Master Baths, Low Flow Toilet(s), Powder Room, Tile, Remodeled, Shower and Tub, Shower Stall

Appliances

- Free Standing Gas
- Laundry Facilities: In Closet

Other Rooms

- Guest House, Two Masters, Dining Room

Kitchen and Dining

- Quartz Counters
- Breakfast Room Description: Breakfast Counter / Bar, Dining Area
- Dining Room Description: 1

Heating and Cooling

- Cooling Features: Air Conditioning
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- Heating Features: Central
- Water Heaters: Tankless

Interior Features

- Furnished Description: Unfurnished
- Flooring: Mixed, Engineered Hardwood, Wood, Tile

Waterfront and Water Access

- Water Features: District

Exterior and Lot Features

- Fencing: Wrought Iron
- Other Structures: Accessory Dwelling Unit
- Patio And Porch Features: Deck(s), Porch - Front

Land Info

- Lot Description: Alley Paved
- Lot Size Acres: 0.1527
- Lot Size Square Feet: 6652

Garage and Parking

- Open Parking Spaces: 4
- Parking Total: 4

Homeowners Association

- Calculated Total Monthly Association Fees: 0
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Other Property Info

- Source Listing Status: Active
- County: Los Angeles
- Cross Street: Adams and Western
- Directions: East of Western, south of Adams, north of Jefferson
- Source Property Type: Single Family Residence
- Area: Mid Los Angeles
- Source Neighborhood: Mid Los Angeles
- Parcel Number: 5053-010-016
- Postal Code Plus 4: 3534
- Property Location: Alley Access, City
- Zoning: LAR1R3-O-CPIO
- Property Subtype: Single Family Residence
- Source System Name: C2C

Building and Construction

- Total Square Feet Living: 3008
- Year Built: 1890
- Building Exterior Type: Clapboard, Wood Siding
- Common Walls: Detached/No Common Walls
- Other Buildings: Detached
- Entry Location: Foyer
- Levels: Two
- Living Area Source: Assessor
- Property Age: 132
- Property Condition: Updated/Remodeled
- Roof: Composition, Shingle
- Levels or Stories: 2
- House Style: Victorian
- Year Built Source: Estimated

Home Features

- Other Equipment: Dishwasher, Refrigerator, Washer, Dryer
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-  Air Conditioner
-  Dishwasher
-  Parking
-  Washing

SUPPLIER

2707 S Hobart Blvd Los Angeles CA 90018

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For more details, please visit <https://ebiz411.com/detail/2707-s-hobart-blvd-los-angeles-ca-90018>
