

For Sale or Lease

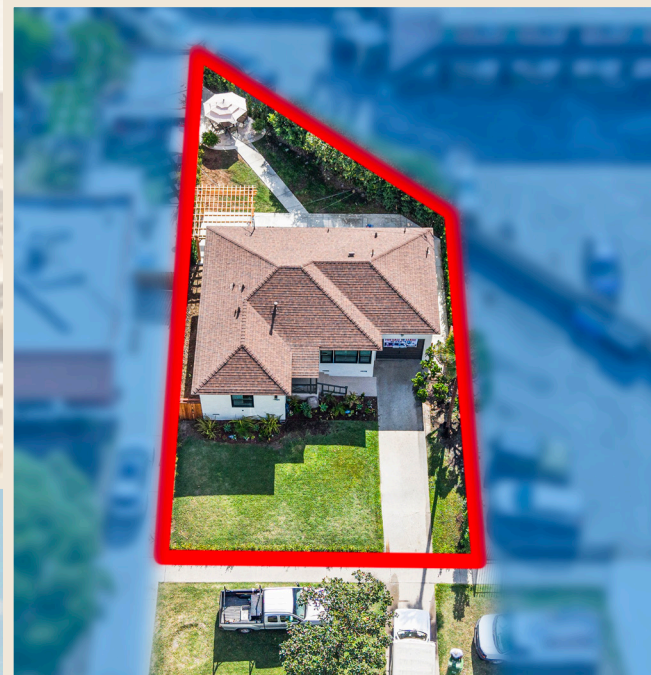
Or Lease Option to Buy

**1926 Hauser Boulevard
Los Angeles, CA 90016**

ORIGINAL WHERE IT MATTERS. NEW WHERE IT COUNTS.

1926 Hauser Boulevard blends classic Los Angeles character with thoughtful modern improvements. This charming 2-bedroom, 1-bath home retains beautifully restored original hardwood floors, doors, casings, period hardware, built-in cabinetry, kitchen and bathroom tilework, bathtub and sinks, complemented by custom wood shutters, crown and base molding. The kitchen's glass-front cabinetry and curved open shelving further showcase the home's original craftsmanship and distinctive period character.

Major permitted upgrades include complete electrical rewiring with a new panel, recessed lighting, a 16-SEER2 central HVAC system with Trane equipment, attic insulation and energy-efficient Low-E windows. Copper plumbing was previously installed by a licensed plumbing company.



2

BEDROOMS

\$

CALL FOR PRICING

1

BATHROOMS

851

BUILDING SQ. FEET



78

WALK SCORE

57

TRANSIT SCORE

69

BIKE SCORE

2.6mi

CULVER CITY

8.2mi

DTLA



Outside, new landscaping, redwood fencing and gates, concrete patios and walkways surround a private backyard featuring a substantial custom redwood pergola and multiple areas for outdoor dining, relaxing and entertaining. Mature greenery provides privacy, while automatic sprinkler and drip irrigation systems serve the landscaping.

LARD1.5 zoning may offer potential for expansion, an ADU and/or other residential development opportunities, subject to buyer verification.



**CALL FOR
MORE INFO**

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