

# Mid-Century Silver Lake Duplex



\$ 1,350,000

2486 Silver Ridge Avenue, Los Angeles, CA 90039

**WEB: [SilverRidgeDuplex.com](http://SilverRidgeDuplex.com)**

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- » **Beds:** 4 | **Baths:** 2 Full, 2 Half
- » **MLS #:** 17-240780
- » Duplex | 2765 square feet
- » Amazing duplex located in the hills of Silver Lake
- » Breathtaking 180 degree views
- » 2+1 - Rented at 3500/mth, 2+1- Could be delivered vacate or arranged to be rented
- » Perfect property for owner/user OR Investor
- » Walk to Whole Foods 365, Silver Lake reservoir, dog park & Much more!

**Directions:** India- Turn right onto Silver Ridge

**Remarks:** Spectacular Silver Lake mid-century duplex located on a street loaded with architecturally significant homes.

Spectacular Silver Lake mid-century duplex located on a street loaded with architecturally significant homes. **Back on Market due to the default of the Buyer.** They have chosen not to close escrow. No fault of the seller or the property. Perfect property for an investment-1031 exchange OR owner/user. Upper unit rented for \$3500/mth. Lower IS VACANT. Total ACTUAL rent could be \$7,000/mth. Both units feature 2 bedrooms, 1.5 bathrooms, indoor-outdoor flow with large walk-out decks, their own laundry, central a/c, updated plumbing and electrical. Sit back and enjoy the amazing panoramic city and mountain views from the floor to ceiling windows. The property has been significantly renovated. Upper unit features updated kitchen with Boffi cabinetry, stainless steel appliances, Italian tile, and Brazilian walnut flooring. Lower unit features bamboo flooring, remodeled kitchen with Corian counter top. Large storage room. Walk to the Silver Lake Reservoir, Whole Foods 365, Red Lion, Gingergrass.

