

\$1,150,000 - 4509 Corliss Street, Los Angeles

MLS® #24461969

\$1,150,000

4 Bedroom, 3.00 Bathroom, 1,410 sqft

Residential on 0 Acres

N/A, Los Angeles,

Just recently refreshed with brand new kitchen backsplash, native landscaping, and new drip, CAPRICO is making a comeback and she's the main character. Ensconced in a cozy corner right off a dynamic stretch of Eagle Rock Blvd, and right around the bend from celebrated Capri Club, fashion baddie Haley Solar, and beloved Muddy Paw Coffee & Dog Park, lies this rarest of things: A chimera-like Spanish-style Bungalow, with fully permitted attached ADU, that looks and feels like a duplex, but with all the benefits of a SFR. It is one part charming single family condo alternative; one part income generating property; one part live/work residence; and all parts - a very savvy real estate investment! Aptly named CAPRICO, this multi-faceted abode serves up a myriad of uses & possibilities at whim: Live in the top unit and rent out/Airbnb the bottom unit; lease both units in a highly lucrative & hot rental market/neighborhood; or better yet, live in the unit above and set up shop in your very own storefront below. With two separate dwellings that are comparable in size and zoned for both residential & commercial use (LAC4), the options are endless! Cleverly reimagined & fully redesigned by LA based Architectural Designer, Casa For You, this home comprises a renovated main house on the top floor and a newly constructed ADU, with separate street-level entrance, on the bottom. The main house, featuring two well-appointed bedrooms plus a bonus den/wardrobe, sits high above



the street and positively glows with natural light pouring into every conceivable corner. Vintage window frames and full bath, showcasing original tile & bear-claw tub, impart soul & character. Newly added 3/4 guest bath packs a punch with spacious walk-in shower. New kitchen comes with striking backsplash, quartz counters, plenty of cabinetry for storage, and all new stainless steel appliances. The brand new ADU offers two ample bedrooms, full bath, integrated kitchen, and an open living + dining area. Each unit has its own separate electrical meter, separate tankless water heater, stackable Washer & Dryer, and even its very own address! The main house is cloistered behind a romantic wrought iron gate and adorned with a thoughtfully curated drought-tolerant desert-scape in the front. As for the backyard, big things really do come in small packages! From the original fountain, where a fledgling Palo Verde has been planted to provide shade & privacy in the near future, to the handsome brick lined patio, it is the optimal setting to stage intimate outdoor soirees and host al fresco dining moments with family & friends. Perfectly situated in a quiet residential pocket of Eagle Rock, just a few blocks away from Occidental College, yet literally steps away from the trendiest shops & eateries, CAPRICHÓ provides you with the best of both worlds. Make this home yours!

Built in 1923

Essential Information

MLS® #	24461969
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	1,410

Acres	0.05
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Shakira Shahrir Del Fresno
Listing Office	Compass

Community Information

Address	4509 Corliss Street
Area	618 - Eagle Rock
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90041

Amenities

Parking Spaces	1
Parking	One Space, Shared Driveway, Concrete, On Street, Uncovered
Garages	One Space, Shared Driveway, Concrete, On Street, Uncovered
View	City Lights
Pool	None
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Exterior

Exterior Features	Rain Gutters
Windows	Double Pane Windows

Interior

Interior	Laminate, Tile
Interior Features	Separate/Formal Dining Room
Appliances	Refrigerator, Dryer, Washer
Heating	Space Heater
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District Los Angeles Unified

Additional Information

Date Listed November 9th, 2024

Days on Market 33

Zoning LAC4

Short Sale N

RE / Bank Owned N

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