

\$999,900 - 1610 36th Place, Los Angeles

MLS® #PW24148014

\$999,900

4 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

Timeless elegance meets modern convenience in this beautifully preserved Craftsman duplex, located in the heart of Exposition Park—one of Los Angeles's™ most vibrant and historic neighborhoods. Featuring a 3-bed, 1 ½-bath front unit (approx. 1368 SF) and a 1-bed, 1-bath rear unit (approx. 909 SF), this property offers flexible rental income, eco-friendly landscaping, and a prime location near LA's™ top educational and cultural landmarks. Whether you're looking for a family home, an investment property, or multi-generational living, this home is ready to meet your needs. As you approach, a full-width front porch with iconic tapered columns greets you—a perfect spot for your morning coffee or evening relaxation. The front yard combines beauty with sustainability, featuring UC Verde® Buffalograss, a drought-tolerant Royal Fruitless olive tree, and vibrant native plants. The home's warm gray exterior, accented by crisp white trim and golden yellow highlights, completes the picturesque Craftsman aesthetic. Inside, original hardwood floors flow through the spacious living room, where a stone fireplace with built-in cabinetry serves as a cozy centerpiece. Natural light streams through large wood-trimmed windows, highlighting the coffered ceilings and the dining room's built-in buffet with elegant leaded glass details. The updated kitchen blends function and style with custom cabinetry, commercial-grade



appliances, and a farmhouse sink. Generously sized bedrooms provide airy, comfortable retreats, while the main bathroom features dual sinks and sleek modern fixtures. A convenient half-bath rounds out the main unit’s thoughtful design. The backyard is ideal for entertaining, offering a paved patio, synthetic turf, and plenty of space for gatherings. A detached two-car garage includes bonus storage, while a 12x14 California basement provides additional utility. The rear unit is currently rented at \$2,000/month and could be delivered without tenants, with rental potential up to \$2,500/month. The front unit can command \$4,000–\$4,500/month, making this property a fantastic opportunity for both investors and homeowners. Situated just minutes from USC, the Natural History Museum, the LA Memorial Coliseum, and the Metro Line, this home offers unbeatable access to Downtown LA, Culver City, and more.

Built in 1911

Essential Information

MLS® #	PW24148014
Price	\$999,900
Bedrooms	4
Bathrooms	3.00
Acres	0.12
Year Built	1911
Type	Residential Income
Sub-Type	Duplex
Style	Craftsman
Status	Closed
Listing Agent	Eduardo Morales
Listing Office	West Shores Realty, Inc.

Community Information

Address	1610 36th Place
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Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90018

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Driveway, Garage, Paved
# of Garages	2
Garages	Concrete, Driveway, Garage, Paved
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Lap Siding, Shingle Siding
Lot Description	Rectangular Lot
Windows	Wood Frames
Roof	Shingle
Construction	Lap Siding, Shingle Siding
Foundation	Raised

Interior

Interior	Wood
Interior Features	Built-in Features, Coffered Ceiling(s), Quartz Counters
Appliances	SixBurnerStove, Refrigerator, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Multi/Split

Additional Information

Date Listed	July 14th, 2024
Days on Market	30

Short Sale N

RE / Bank Owned N

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