

# **\$1,169,000 - 8513 Fullbright Avenue, Winnetka**

MLS® #SR25003346

**\$1,169,000**

4 Bedroom, 2.00 Bathroom, 2,288 sqft

Residential on 0 Acres

N/A, Winnetka,

Welcome to 8513 Fullbright Ave, paired with a fully permitted, private ADU at 8515 Fullbright Ave in Winnetka – an outstanding opportunity for versatile living and investment! This exceptional property is ideal for extended families, Airbnb hosting, generating rental income, housing in-laws, an older son or daughter, a recently married couple, or simply as a great investment. The main house has been tastefully remodeled from top to bottom, featuring a bright and airy ambiance with an abundance of glass windows and doors.

Modern, clean, and pleasing to the eye, every detail has been thoughtfully designed. The kitchen shines with sleek countertops, stainless steel appliances, and custom cabinetry, seamlessly connecting to spacious living areas perfect for family gatherings or entertaining. The ADU is a standout feature, offering complete privacy with its own entrance and a cozy backyard – perfect for those summer BBQ nights! This one-bedroom unit can be a fantastic Airbnb, rental, or guest suite. There's also tremendous potential to convert the attached two-car garage into a junior ADU, further enhancing your income opportunities. Additionally, one of the four bedrooms from the main house can be easily assigned to the ADU, transforming the setup into a 3-bedroom main house, a 2-bedroom ADU, and an optional 1-bedroom junior ADU. Nestled in a desirable neighborhood, this property offers more than just great living space – it's conveniently located near



schools, shopping centers, and local amenities. The landscaped front and back yards are beautifully maintained and feature mature fruit trees, including apple, orange, and fig. This lovely setting makes outdoor living a delight for family relaxation or entertaining guests. With its adaptable layout, private ADU, and multiple income-producing possibilities, this property stands out as an exceptional investment. Don't miss your chance to own this versatile and beautifully upgraded gem at 8513 and 8515 Fullbright Ave. Schedule your tour today and make this dream property your reality!

Built in 1954

## Essential Information

MLS® #	SR25003346
Price	\$1,169,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,288
Acres	0.17
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Angel Garcia
Listing Office	Park Regency Realty

## Community Information

Address	8513 Fullbright Avenue
Area	WIN - Winnetka
Subdivision	N/A
City	Winnetka
County	Los Angeles
Zip Code	91306

## Amenities

Utilities	Electricity Available, Sewer Available
Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Open Floorplan, All Bedrooms Down
Appliances	Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 6th, 2025
Days on Market	69
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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