

West Beverly Glens Spectacular and iconic lease! 3 bedrooms!



\$ 6,500



1357 Woodruff, Los Angeles, CA 90024-5129

- » Deposit: 13000
- » Beds: 3 | Baths: 2 Full
- » Single Family | 2,229 ft² | Lot: 7,298 ft²
- » 3 SPRAWLING BEDROOMS! SPARKLING HARDWOOD FLOORING!
- » One level! 3 bedrooms plus 2 baths! OVERSIZED 2 car garage! 2,200 Square Feet of WOW!
- » More Info: 1357AveWoodruff.com



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New Lease on the block! Absolutely charming SINGLE LEVEL home on a quiet, very desirable street in COVETED WEST BEVERLY GLEN/WESTWOOD LOCATION. Warm & inviting exudes character & style. 2,200 Sqft delights w 3 bedrooms plus 2 baths on HUGE 7,298 LEVEL LOT. Brick lined walkway surrounded by lush & beautiful grassy landscape. Covered front porch patio w pillars of brick. Sun-drenched living room w HARDWOOD FLOORS, big picture windows, custom window treatments, crown moldings & cozy fireplace w brick accents. Large generous formal dining room w hardwood flooring & custom window treatments. Vintage EAT-IN Kitchen has tiled walls & countertops, wood cabinets, wainscoting & dishwasher. Separate interior washer & dryer area – WASHER, DRYER & REFRIGERATOR INCLUDED. Den w fireplace, hardwood floors & custom-built ins. Centrally located outside alcove w step out access from both living room & den great for family fun & good times. Additional features include Basement, Central HVAC, Copper Plumbing, Smooth Ceilings & Security System. ELECTRIC GATED concrete driveway leads to Detached OVERSIZED 2 CAR GARAGE. Backyard w grassy play area. Home setting has gracious setback on a wide premier street w room for expansion, or move right in, perfect as is! Award winning Fairburn Avenue Elementary School District. AMAZING LOCATION w easy access to regular shopping, dining, world class hotels, entertainment, top rated schools.

