

2837 – 2835 S Palm Grove Ave Los Angeles CA 90016

Extensively Renovated Modern Traditional Home

Living Space: 2,052 SQ FT approx. | Lot: 5,200 SQ FT

Main House: 3 Bedrooms 2.5 Bathrooms | ADU 2 Bedrooms 1 Bathroom

Main House

- Heat pump HVAC system
- Tankless water heater
- Bluetooth thermostat
- Dual pane windows
- EnergyStar appliances
- LED lighting throughout
- New Electrical with new panel
- New Plumbing
- Modern open concept layout combines living room and dining area.
- Engineered hardwood floors.
- Gourmet kitchen with custom cabinetry and quartz countertops
- Designer Lightning throughout
- High-end appliances package including microwave drawer
- Dining room with a modern chandler
- Enticing electric fireplace in Livingroom with accent venetian plaster
- Laundry closet
 - Accent wall wood veneer slat panels with wine racks
- Laundry closet
- 1 Full Bathroom bathtub with shower and tub
- Large Primary bedroom with accent wall and ceiling fan
- Large Primary bathroom with a large rain-shower
- Large principal walking closet
- Sliding doors open to a large yard and patio.
- Build-in BBQ area in large patio
- Large deck with a gazebo
- Ring – Video Doorbell
- Wired for WIFI, TV in each room
- Wired for sound system

ADU

- New construction
- All electric
- Heat pump HVAC system
- Heat pump water heater
- Bluetooth thermostat
- Dual pane windows
- EnergyStar appliances
- LED lighting throughout
- New Electrical with new panel
- New Plumbing
- 2 bedrooms with ceiling fans
- 1 bathroom with a large shower
- Sliding doors open to a large yard
- Wired for WIFI, TV in each room
- Large Laundry Closet