



See What a Good Flip Can Do: Waverly Drive Example



BY **JWILLIAMS** AUG 31, 2013, 9:17P

Open House: Sunday, September 1, between 2 PM - 5 PM

2980 Waverly Drive, Silver Lake

Price: \$1,250,000

Beds, Bath: 3, 2.5

Floor Area: 1,942 sq. ft.

Per the Listing: "From celebrated design+builders ReInhabit. This 3 bed, 2.5 bath Tudor-style home in Silver Lake has a deep setback from the street and large, professionally landscaped yard. Nearly 2000 sq ft of living space form an ideal layout. Living room French doors open to a sunken patio, ideal for entertaining. The magnificent kitchen and office nook flow to a redwood deck with amazing views. **Upstairs living quarters have elegance plus fun surprises and details, the signature of ReInhabit's work.** Two versatile bedrooms are for kids, guests or office. The master bedroom has a Juliet balcony and attached bathroom. There are vistas everywhere and tons of natural light. Vintage details include original steel-framed leaded glass windows and reclaimed lighting fixtures. Newer systems include roof, electrical, plumbing, central heat and air conditioning. Located within the Ivanhoe School District. Trader Joe's, the announced Whole Foods, Reservoir, Rec Center, Library, shops + cafes are all nearby."

We **first saw** this Waverly Drive home way back in September 2012. Almost one year later, the home looks completely different -- see new paint job, no carpet, no wallpaper, new fixtures, etc. The original home had good bones to work with, as many commenters noticed last year, so you can see that just a few changes in paint color really brought out the finer details of the 1920's home. All these tiny aesthetic changes will cost you though, as the price has **jumped almost \$500k** in the past year.

- 2980 Waverly Drive, Los Angeles, CA 90039 [Redfin]
- 1920s English Tudor Revival in Silver Lake Asking \$729k [Curbed LA]

<http://la.curbed.com/2013/8/31/10202602/see-what-a-good-flip-can-do-waverly-drive-example>