

REAL ESTATE

A Spanish-Style Charmer With a Backyard Studio Slides Onto the L.A. Market at \$1.4M

By Kathryn M. – April 2, 2021

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Originally built in 1927, the four-bedroom residence in Atwater Village has been recently spruced up.

Last available for \$725,000 in 2016, this Los Angeles residence has reappeared on the market for nearly double the price after a thorough renovation. The 1,500-



square-foot home sits behind lush landscaping on a spacious corner lot in the trendy area of Atwater Village.



A wraparound fence encloses the abode, which sits on a corner lot in Atwater Village, a coveted neighborhood in Los Angeles. According to market statistics, home values in this area have increased five percent within the last 12 months, and are projected to further increase next year.

"When the opportunity came along to update a classic 1920s Spanish home, we couldn't resist—it was like a remodeling wish come true," says Martin, who currently owns the property with his partner, Kristen. "I grew up living in remodel after remodel. My father was a carpenter, and each new house was an adventure for the entire family."

The couple treated the house to a full makeover. On the exterior, practicality was key. They introduced low-maintenance windows, stucco siding, and solar panels on the roof. "These practical choices left plenty of opportunity for fun, artistic touches like the pop of color on the front door and the classic bathroom floor tile —each with a unique design," says Martin.



When it came time to revamp the interior, the owners were adamant about maintaining much of the original character, such as the wide archways and honey-hued hardwoods found in nearly every room.



By redesigning the layout, they stitched together bright, airy living spaces, all united with the new free-flowing floor plan. Now, light-filled gathering areas hug the main entry, with the dining room and kitchen located just a stone's throw away. Modern upgrades—including custom lighting and central heating and air conditioning—were also integrated throughout.

In total, the residence has four bedrooms and three baths, all of which are sited toward the back, offering a more distinct separation of space. The generous primary suite includes dual walk-in closets, as well as a spacious connected bath. Any of the bedrooms can easily be converted into an office depending on work-from-home needs.



Of the dwelling's many perks, one of the most notable is the serene backyard. In addition to a partially covered pergola, there's a detached studio with a sleeping loft and outdoor shower built by owners. "That was an unbelievably fun 'tiny house' project inspired by the many Craftsman homes in Atwater Village," says Martin. "The home even has a secret Easter egg, paying tribute to the build year, that we hope someone stumbles across in time."

An original wooden beam spans across the width of the kitchen, a room which was treated to a complete overhaul as part of the remodel. Now, stainless steel appliances mingle with custom cabinetry while a central island provides ample space for meal-prep.



The residence is conveniently located just a short drive from many of the area's most popular shops, restaurants, and cafes, including The Morrison, Momed, and Thank You For Coming. Scroll ahead to see more of the home, currently available for \$1,389,000.



Native landscaping in the backyard sets the scene to enjoy al fresco dining.



The turn-key studio offers an idyllic corner for overnight guests, as well as various creative pursuits. A half-bath sits on the other side of the door, next to the small kitchenette.

3250 Glenhurst Avenue in Los Angeles, California, is currently available for \$1,389,000 by Tracy Do of Compass.

<https://www.dwell.com/article/atwater-village-los-angeles-real-estate-0f32d5ec>