

## Charming and Spacious Vintage Home



**2317 South Budlong Avenue, Historic West Adams**  
**4 bedrooms    2.25 baths    2,660 square feet (per assessor)**

**Brand new copper plumbing • Retrofitted foundation**  
**Security system • 2 car garage**

This charming and spacious vintage home is priced to sell. It features the ever-popular central hall, which leads to a beamed ceiling living room with fireplace. Opposite, pocket doors open to reveal the formal dining room with 6' high wainscot, plate rail and a bowed bay with beautiful leaded glass window. The large kitchen has lots of cabinets and workspace. Upstairs are 3 big sunny and freshly painted bedrooms. One with 3 closets and another with 2 closets, a window seat and built in bookshelves. The 4th bedroom, on the first floor with a separate entrance and updated bath, could be used as a student rental or as den/office. The shady front porch beckons for lazy afternoons of visiting in this friendly neighborhood. Located on a nice street in USC incentive zone and Historic Protection Overlay Zone.

Offered at \$629,000

SUZANNE HENDERSON Agent

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