

# A MODERN CLASSIC BUNGALOW

3145 Atwater Avenue | [www.3145Atwater.com](http://www.3145Atwater.com)



Located in a desirable Atwater Village neighborhood, this 1925 California Bungalow blends classic period details with modern comforts. Living spaces consist of 2 bedrooms, including master suite, 1 $\frac{3}{4}$  bathrooms, light & bright living room with cathedral ceilings & loft, chef's kitchen with stainless steel appliances & cabinetry painted by a graffiti artist, open dining area and efficient work/office alcove. A previous restoration of this home melded reclaimed, sustainable & salvaged materials with new construction, modern amenities & updated systems. Doors, windows, an original Murphy bed and wood elements, such as interior flooring & beams and exterior porch columns & front gable exemplify the thoughtful repurposing of these materials. An entire section of wall was replaced with an automatic roll-up door, seamlessly affording an indoor-outdoor life style at the touch of a button. 500+ sqft of living space was added to the restored original structure and systems were updated, including newer roof, plumbing, electric wiring & panel, sewer line, foundation, heating & air conditioning system and tank-less water heater. Custom cabinetry, 150 bottle wine refrigerator, mini-split A/C system and  $\frac{1}{2}$  bathroom has transformed the detached garage into a creative space that can be utilized in a myriad of ways. Outdoor spaces include a front sitting porch that overlooks a well-manicured yard with budding fruit trees & high yield planter boxes, side wood deck and relaxing rear patio with grapevine trellis. Off-street parking for multiple vehicles. Close to the trendy shops and eateries of the ever burgeoning Atwater Village scene!

**Offered at \$819,000**

## Thomas Inatomi

CalBRE #01276827

323.671.1249 / [www.thomasinatomi.com](http://www.thomasinatomi.com)



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties

An independently owned and operated franchisee of BHH Affiliates, LLC