

QUINTESSENTIAL LA LIVING  
4616 Laurelgrove Ave.



3 Beds | 2 Baths | 1,925 SQFT | Huge Yard & Pool | For Lease \$6,450

Tucked into one of the friendliest blocks in Studio City where kids still play in front yards and everyone knows their neighbors; you'll find this charming home, ready for its next residents! Comfortably situated on an expansive lot, this beautifully designed, traditional home has been thoughtfully updated throughout. The inviting living room, with exposed beams, plantation shutters and western exposure, has a cozy fireplace with a gas starter or ready to burn logs for those chilly nights. Highlighted by newer stainless steel appliances and a breakfast bar, the kitchen is great for entertaining. It also opens out to a dining room or, depending on your needs, a family room space. Flanked by french doors, which open to a bonus playroom/sunroom/office with its separate a/c, wall mounted tv, & built-in bar, which then opens to the expansive backyard. A central hall floor plan offers 2 Bedrooms & 1 Bathroom, the primary suite with French doors that open to the glorious backyard. Your third bedroom, perfect as a guest or kids room, you'll find tucked upstairs. An add'l 3/4 bathroom is a perfect spare and pool bathroom off of the kitchen & laundry area with side access to outside.

The backyard is the ultimate outdoor space for entertaining & living- with BBQ, sparkling pool accented by pavers and even a "ninja course" for the little ones. While in the spacious yard soaking in the SoCal sun, you can also enjoy the savings the solar panels offer for the pool. The home also includes an attached garage with storage galore, with direct access to the house as well as a large front yard and driveway!

You are just a stroll away from borrowing books at the public library, grabbing a coffee at a trendy cafe, playing soccer at Beeman Park, hitting a bucket of balls at Weddington Golf and Tennis or using the foot-bridge up the street to buy fresh produce at the Sunday Farmer's Market and the shops on Ventura Blvd. The lovely community is truly a wonderful place to call home.

[www.4616LaurelgroveAve.com](http://www.4616LaurelgroveAve.com)



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