

# 865 S LUCERNE BLVD | WINDSOR VILLAGE

OFFERED AT \$2,499,000



**2 UNITS | VACANT | 3 BED | 2.5 BATH | 4,364 SQFT | 7,556 SQFT LOT**

WELCOME TO THIS SOPHISTICATED DUPLEX LOCATED IN THE HIGHLY SOUGHT-AFTER WINDSOR VILLAGE, PERFECT FOR INVESTORS OR FUTURE HOMEOWNERS SEEKING A BLEND OF CLASSIC CHARM AND MODERN UPDATES. EACH SPACIOUS UNIT BOASTS 3 BEDROOMS AND 2.5 BATHROOMS, FEATURING BRIGHT AND OPEN FLOOR PLANS OF APPROXIMATELY 2,180 SQ FT WITH STUNNING ARCHITECTURAL DETAILS THROUGHOUT.

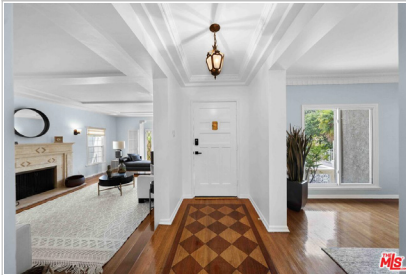
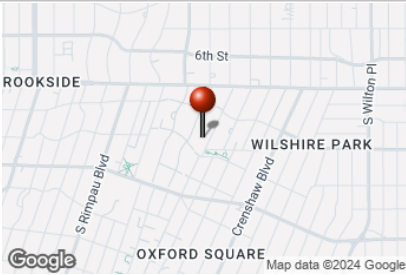


**CHRISTINE HONG**  
REAL ESTATE GROUP

**CHRISTINE HONG**  
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**HILTON & HYLAND**

**Forbes**  
GLOBAL PROPERTIES

<b>865 S Lucerne Blvd</b> Los Angeles, CA 90005	<b>2</b> # of Units	<b>4,364/Vendor Enhanced Sqft</b>	<b>7,556 Lot Size Vendor Enhanced</b>	Income <b>LP \$2,499,000</b>	<b>\$</b> Active																
				<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td><b>Area</b></td><td>18 Hancock Park-Wilshire</td></tr> <tr><td><b>Subdivision</b></td><td></td></tr> <tr><td><b>List Price Per Sqft</b></td><td>\$572.64</td></tr> <tr><td><b>Vacancy</b></td><td>100</td></tr> <tr><td><b>Total Bedrooms</b></td><td>6</td></tr> <tr><td><b>Total Bathrooms</b></td><td>4.00</td></tr> <tr><td><b>MLS#</b></td><td>24-442832</td></tr> <tr><td><b>APN</b></td><td>5090-020-018</td></tr> </table>		<b>Area</b>	18 Hancock Park-Wilshire	<b>Subdivision</b>		<b>List Price Per Sqft</b>	\$572.64	<b>Vacancy</b>	100	<b>Total Bedrooms</b>	6	<b>Total Bathrooms</b>	4.00	<b>MLS#</b>	24-442832	<b>APN</b>	5090-020-018
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Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	3	2.50	No	\$0.00	\$0.00	\$6,500.00
Unit 2	1	3	2.50	No	\$0.00	\$0.00	\$6,500.00

**Directions:** South of Wilshire, North of Olympic, Right by Harold A Henry Park and Wilshire Ebell Theater

**Remarks:** Welcome to this sophisticated duplex located in the highly sought-after Windsor Village, perfect for investors or future homeowners seeking a blend of classic charm and modern updates. Each spacious unit boasts 3 bedrooms and 2.5 bathrooms, featuring bright and open floor plans of approximately 2,180 sq ft with stunning architectural details throughout. Enjoy beautiful hardwood floors, formal dining rooms, breakfast nooks, and newly modernized kitchens and bathrooms complete with new appliances, including dishwashers, stoves, and microwaves. The 2nd-floor unit shines with new white shaker cabinets and fresh paint, while the property as a whole benefits from a newer roof, newer HVAC system (installed in 2024), and meticulous upgrades. Step outside to find a beautifully landscaped front yard, private entrances for each unit, a gated driveway, and newly installed pavers leading to a charming patio deck - perfect for outdoor dining or relaxing by the cozy fire pit. Each unit includes a detached 2-car garage, offering ample parking and storage. Nestled in a prime location near Harold A Henry Park, Wilshire Ebell Theatre, and the Marciano Art Foundation, with easy access to public transportation, this duplex offers not just a home, but a lifestyle of elegance and convenience. Don't miss out on this exceptional opportunity!

**Agent Remarks:** This property is in an HPOZ (Historical Preservation Overlay Zone), buyer to verify any/all information with regards to this specific zoning. Broker/Agent does not guarantee the accuracy of the square footage, lot size unit count, or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. The buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

**Showing Remarks:** Text or call Agent 1 or 2

Income Details		Structure Info		Contract Info <span style="float: right; background-color: #28a745; color: white; padding: 2px;">DOM 8</span>	
<b>Scheduled or Actual</b>	Scheduled	<b>Type of Units</b>	Duplex	<b>List Date</b>	09-20-2024
<b>Rent Control %</b>		<b>Year Built/Source</b>	1935/Vendor Enhanced	<b>List Price</b>	\$2,499,000
<b>GOI</b>	\$0	<b>Stories</b>	0	<b>Orig List Price</b>	\$2,499,000
<b>Total Expense</b>	\$0	<b>Buildings</b>	1	<b>Status Date</b>	09-20-2024
<b>NOI</b>	\$0	<b>Security</b>		<b>Change Date/Type</b>	09-28-2024/Active
<b>Gross Income</b>	\$0	<b>Sewer</b>		<b>Sale Type</b>	Standard
<b>Cap Rate</b>		<b>Style</b>		<b>Listing Type</b>	Exclusive Right
<b>GRM</b>	0.00	<b>Prop Condition</b>		<b>Disclosure</b>	As Is
<b>Actual AGR</b>		<b>View</b>		<b>Seller Concessions?</b>	
<b>Actual GAI</b>		<b>Water</b>			

Land/Parking Info		Community/Development		Showing Info	
<b>Zoning</b>	LAR3	<b>Complex/Assoc Name</b>		<b>Contact Name</b>	
<b>Addl Parcel</b>		<b>Tax Mello Roos</b>	No	<b>Contact Phone</b>	
<b>Rent Control</b>		<b>Mgmt. Co. Name</b>		<b>Occupancy/Show</b>	24-hr Notice, Text Seller's Agent 1, Text Seller's Agent 2, Listing Agent Accompanies
<b>Land Type</b>		<b>Mgmt. Co. Phone</b>		<b>Lockbox Location</b>	
<b>Parking Type</b>	Detached, Driveway, Garage - 2 Car, Driveway Gate, Side By Side, Covered Parking	<b>Oth. Mgmt. Co. Name</b>		<b>Lockbox Type</b>	
<b>Total Parking</b>	2	<b>Oth. Mgmt. Co. Phone</b>		<b>Occupant Type</b>	
<b>Covered Parking</b>	2			<b>Gate Code</b>	
<b>Uncovered Parking</b>					

Interior Features		Exterior Features	
<b>AC/Cooling</b>	Central	<b>Construction</b>	
<b>Heating</b>	Central	<b>Exterior Constr</b>	
<b>Equip/Appl</b>	Built-Ins, Dishwasher, Dryer, Garbage Disposal, Microwave, Washer, Range/Oven, Refrigerator	<b>Pool</b>	
<b>Flooring</b>	Hardwood	<b>Roofing</b>	
<b>Laundry</b>		<b>Spa</b>	
<b>Laundry Equip</b>		<b>Fence</b>	

Christine Hong Hilton & Hyland DRE#: 01160681 Seller's Agent1 CALDRE#: 01325115	
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<b>Office Phone</b>	310-278-3311