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11609 La Grange Avenue
West Los Angeles

4bd 4.5ba
Listed at \$959,000

Newly Constructed (2008) Architectural 4 bdrm/4.5 ba rear facing attached home (2 properties on 5,688sf lot) designed by Jonathan Chang AIA. Spacious 2,500sf+ w/incredible use of space & natural lighting.High ceilings throughout w/ contemporary features including custom Redwood decorative screen on stairwell, exposed concrete block wall, maple hardwood flooring, upper-level skylight & custom Italian Scavolini cabinetry thruout. Sophisticated split-level modern floor plan connecting living & dining rooms to provide the ultimate space for entertaining. Gourmet kitchen w/ high-end appliances, granite countertops & breakfast bar opening to spacious dining room w/built-ins. Upstairs offers 3 additional bdrms plus a bonus den/office area that is flexible to suit any lifestyle need. Luxurious master suite w/walk-in closet & balcony. Master bath w/custom fixtures, glass front cabinetry, dual basin w/Carrera marble finishes w/ separate bath/shower. Landscaped rear yard & direct access private 2-car garage. 11609LaGrangeAve.com



11609 La Grange Avenue Features



Exterior

- Sand-Finish and Integral Color Stucco
- Aluminum Reveal Channels
- Architectural Bonderized Sheet Metal Panels
- Exposed Concrete Masonry Block Walls
- Custom Lighting Fixtures
- Custom Wood Slat Exterior Screen
- Stained Redwood Siding
- Custom Double Glazed Aluminum Doors and Casement/Awning Windows

Living Room

12' Ceiling and Split Level Open Plan Linking the Dining Room, Granite Stairs, Gas Fire Place, Frame-less Glass Guardrail, Custom Italian Scavolini Cabinetry, Exposed Burnished Concrete Masonry, Block Wall

Kitchen

"Black Absolute" Granite Counter Top
Bosch Dishwasher, Stove/Oven Microwave, Hood and Refrigerator in Stainless Steel Finish, Stainless Steel Backsplash Behind Stove, Custom Italian Scavolini Kitchen Cabinets, Running Bond Pattern Porcelain Tile Flooring, Hansrohe Kitchen Faucet, Stainless Steel Double Sink

Bedroom

Stained Maple Wood Closet Sliding Doors, Oversized Double-Glaze Casement Window, Custom Italian Scavolini Cabinet

Master Bedroom/Suite

Walk-in Closet, Individual Balcony Access, a Variety of Casement and Fixed Ribbon Window Types, Custom Modern Design Tub with Whirl Pool, Grohe Rain Shower with Interchangeable Handheld Shower, Hansgrohe and Kohler Custom Plumbing Fixtures, Custom Mirror with Aluminum Trim, "Carrera White" marble Counter Top, Italian Scavolini Glass Faced Cabinet, Toto Toilet, Dual Sinks, Frame-less Glass Shower Enclosure, Ceramic Tile Wall and Flooring

Bathrooms

Toto Toilets, "Black Absolute" Granite Counter Top, Custom Mirrors with Aluminum Trim, Custom Modern Design Tub, Custom Frame-less Glass Partition at Tub, Ceramic Tile Wall and Flooring

Bedroom

Stained Maple Wood Closet Sliding Doors, Oversized Double-Glaze Casement Window, Custom Italian Scavolini Cabinet

General

- Underground Distribution for all Utility, Including Electrical, Cable and Phone
- Individually Landscaped Yards
- Extensive use of Clear Stained, 1/2" Maple Flooring
- Neutral Interior Color Palate for Individual Customization
- Tank-less High Efficiency Water Heater