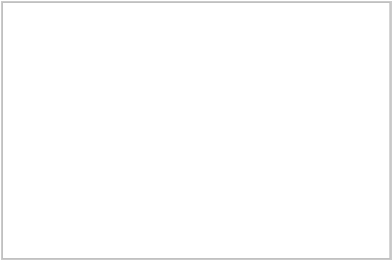
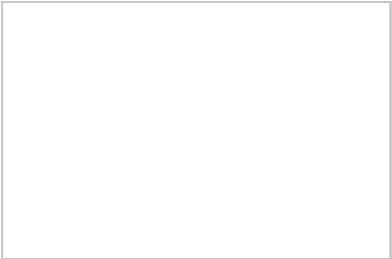


# 2254 BANCROFT AVE

SILVER LAKE, CA 90039 | MLS #: SR16088947

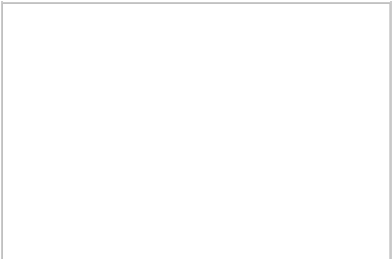
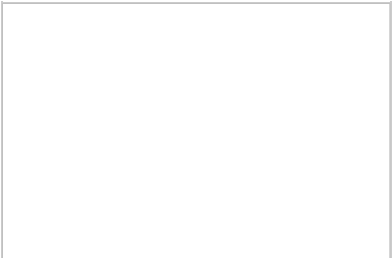
\$1,185,000 | 3 BEDS | 3 BATHROOMS | 3 CAR PARKING | 2,430 SQUARE FEET



View Online: <http://www.2254bancroft.com>  
For Instant Photos: Text 179056 To 415-877-1411

Nestled above a serene, woodsy street in prime hillside Silver Lake, this beautifully updated home is light, bright, with great outdoor living spaces and a garden. Hillside and canyon views from almost every room of this 2-story contemporary, previously used as a duplex (zoned LAR2 - buyer to verify with City). Currently it's a single family home.

Level one has an oversized family room w/a small kitchen, fireplace and a large walk-out deck. This level also has one of the 2 master bedrooms in this home and a smaller room that is great for a studio or office. Top level is bright, w/cathedral ceilings and open floor plan living, dining and kitchen, 2 balconies with views. The 2nd master bedroom and bath, an additional bedroom, bath, laundry room. The private back yard is accessed directly from this level and ideal for entertaining. A walk up to a 2-tiered garden with vegetable beds and panoramic views lets you escape to the South of France.



## AGENT INFORMATION

**Ryan Sarkissian**  
M: (818) 263-7484  
License # CalBRE# 01878141  
[ryan@trendyhoodsla.com](mailto:ryan@trendyhoodsla.com)  
[www.ryansarkissian.com](http://www.ryansarkissian.com)

**COMPASS/**  
680 E. Colorado Blvd, Suite 150  
Pasadena, CA 91101

## ABOUT RYAN SARKISSIAN

With the abundance of information available to you along with the daily changes in the market, allow me to navigate through all that and present you with what is pertinent to your situation, your needs and your desires. Together we'll find the best solution.

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Disclaimer: All information deemed reliable but not guaranteed.