



## 1639 Golden Gate Ave

Silver Lake, CA 90026

<b>\$1,200,000</b> Listed at Price Redfin Estimate: \$1,169,305 Status: Pending Sale	<b>4</b> Beds On Redfin: 98 days	<b>3</b> Baths	<b>2,395</b> Sq. Ft. \$501 / Sq. Ft.
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Street View

### Sale Pending

The seller has accepted an offer, and the property is now pending or under contract.

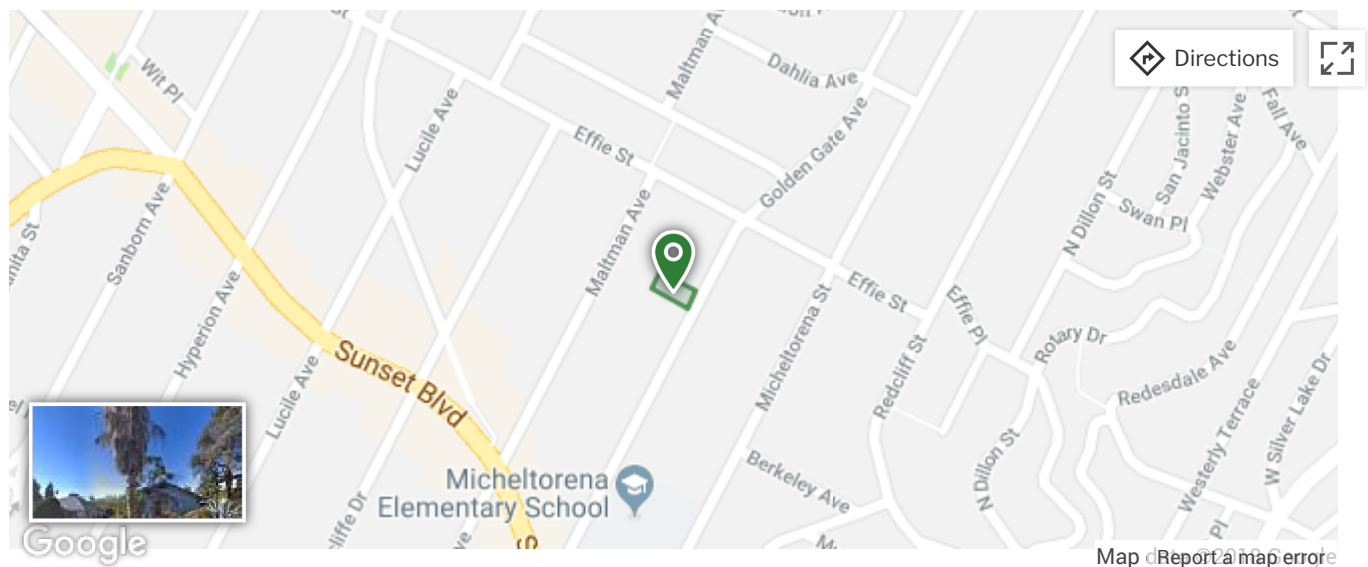
## About This Home

The most recent listing for this property has gone off the market.

SELLER MOTIVATED! A rare opportunity to own two homes on a large lot! The main home features 3 bedrooms, 2 bathrooms (master en suite has a large, soaking tub), an office/studio/workshop, separate laundry room with walk-in pantry & a rarely seen CA

[Continue reading](#) ▾

Property Type	Single Family Residence
View	City Lights, Mountain, Peek-A-Boo
Style	Bungalow
Community	671 - Silver Lake
County	<u>Los Angeles</u>
MLS#	SR18140518
Built	1922
Lot Size	7,957 square feet



-- min · [Add a Commute](#)

Listed by Nyrie Sarkissian · Keller Williams Encino-Sherman · BRE #01895824

[Last updated 2 minutes ago](#) · Source: CRISNet

**\$6,417 per month**

30 Year Fixed, 4.610% Interest ⓘ

● Principal and Interest	\$4,9
● Property Taxes	\$1,2
● Homeowners' Insurance	\$2

#### Home Price

\$1,200,000

#### Down Payment

\$240,000

20%

[Customize Calculations](#) [Compare Mortgage Rates](#)

## Nearby Similar Homes

## Property Details for 1639 Golden Gate Avenue

### Interior Features

#### Laundry Information

- Has Laundry
- Dryer Included, Individual Room, Inside, Washer Included

#### Kitchen Information

- Appliances: Dishwasher, Garbage Disposal, Gas Water Heater, Ice Maker, Refrigerator, Water Li to Refrigerator
- Has Appliances
- Formal Dining Room

- Remodeled Kitchen, Tile Counters, Walk-In Pantry

### **Bathroom Information**

- # of Baths (Full): 3
- Bathtub, Low Flow Toilet(s), Shower, Remodeled, Soaking Tub, Tile Counters

### **Cooling Information**

- Central
- Has Cooling

### **Room Information**

- All Bedrooms Down, Art Studio, Basement, Bonus Room, Kitchen, Laundry, Living Room, Master Bedroom, Office, Utility Room, Walk-In Closet, Walk-In Pantry, Workshop

### **Fireplace Information**

- Living Room
- Has Fireplace

### **Flooring Information**

- Wood

### **Interior Features**

- Balcony, Bar, Built-Ins, Cathedral-Vaulted Ceilings, Ceiling Fan, High Ceilings (9 Feet+), Open Floor Plan, Pantry, Recessed Lighting, Storage Space, Tile Counters
- Levels: One
- Main Level Bathrooms: 2
- Main Level Bedrooms: 3
- Security Features: Carbon Monoxide Detector(s), Smoke Detector
- Window Features: Custom Covering

### **Parking / Garage, Utilities, Location Details, Misc. Information**

#### **Parking / Garage Information**

- Uncovered Spaces: 3
- # of Garage Spaces: 2
- Driveway, Garage - Rear Entry
- Has Parking
- # of Parking Spaces: 5

### **Utilities Information**

- Sewer Connected, Water Connected
- Water Source: District/Public

### **Location Information**

- Directions: North of Sunset between Maltman and Micheltorena
- Zoning: LAR2

### **Miscellaneous Information**

- Exclusions: All Patio furniture & Pots, water fountain

### Exterior Features

#### **Exterior Information**

- Other Structures: Guest House Detached, Shed, Storage Building, Two On A Lot, Shop

#### **Foundation Information**

- Basement: Unfinished Basement

#### **Exterior Features**

- Patio And Porch Features: Concrete, Porch - Front, Porch - Rear
- Has Patio
- Pool Features: None

### School / Neighborhood

#### **Neighborhood Information**

- Urban

#### **School Information**

- High School District: Los Angeles Unified

### Property / Lot Details

#### **Lot Information**

- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: Landscaped, Near Public Transit

## Property Information

- Total # of Units: 2
- Common Walls: No Common Walls
- Parcel Number: 5429023009
- Property Condition: Turnkey
- Has View

Details provided by CRISNet and may not match the public record. [Learn more.](#)

## Redfin Tour Insights for 1639 Golden Gate Ave

### No Tour Insights on This Listing

We haven't left any insights about this home yet, but as soon as we do, we'll leave our thoughts here.

## Redfin Estimate for 1639 Golden Gate Ave

# \$1,169,305

-\$31K under list price of \$1.20M [Show History](#)

Estimate based on these recent sales. 

SOLD 8/31/18



BOUGHT WITH REDFIN 8/28/18



**\$1,400,000**

1383 1381 Lucile Ave  
Los Angeles, CA 90026

**5 3 4,057**

Beds Baths Sq. Ft.

**\$1,375,000**

3214 Fernwood Ave  
Silver Lake, CA 90039

**3 1.75 2,047**

Beds Baths Sq. Ft.

Track this home's value and get nearby sales activity [Claim This Home](#)

## Property History for 1639 Golden Gate Avenue

Date	Event & Source	Price
Sep 15, 2018	Pending (Pending Sale)	—
Sep 15, 2018	Price Changed	\$1,200,000
Sep 15, 2018	Relisted (Active)	—

[See all property history](#) 

\*\* Price available after [signing in](#).

# Public Facts for 1639 Golden Gate Avenue

## Taxable Value

## Tax Record

Land	\$441,561	2016	\$8,190
Additions	\$237,338		
Total	\$678,899		

## Home Facts

Beds

Baths

Finished Sq. Ft. 2,300

Unfinished Sq. Ft.

Total Sq. Ft. 2,300

Stories

Lot Size 7,957 Sq

Style Multi-Family (2-4 U

Year Built 19




Year Renovated 19

County Los Angeles Cou

APN 54290230

Home facts updated by county records on Sep 10, 2017.

## Activity for 1639 Golden Gate Ave

 <b>2492</b> Views	 <b>42</b> Favorites	 <b>19</b> X-Outs	 <b>2</b> Redfin Tours
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## Schools

Serving This Home

Elementary

Middle

High

## School Name

## Distance

### Micheltorena Street Elementary School

Public • K to 5 • Serves this home

GreatSchools Rating: 4/10

0.1 mi

Parent Rating: ★★★★★

[See homes this school serves](#)

### Thomas Starr King Middle School

Public • 6 to 8 • Serves this home

GreatSchools Rating: 7/10

0.5 mi

Parent Rating: ★★★★★

[See homes this school serves](#)

### John Marshall Senior High School

Public • 9 to 12 • Serves this home

GreatSchools Rating: 7/10

1.2 mi

Parent Rating: ★★★★★

[See homes this school serves](#)

School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

## Neighborhood Info for 1639 Golden Gate Ave

[California](#) > [Los Angeles](#) > [Ivanhoe / Silverlake](#)

### Transportation in Ivanhoe / Silverlake



**86** /100

Very Walkable

Walk Score®



**52** /100

Good Transit

Transit Score®



**54** /100

Bikeable

Bike Score®

This area is **very walkable** — most errands can be accomplished on foot. **Transit is good**, with many nearby public transportation options. There is **some amount of infrastructure for biking**.

### Ivanhoe / Silverlake Real Estate Sales (Last 30 days)

	Median List Price <b>\$1,295,000</b>	Avg. # Offers <b>1.5</b>
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Median \$ / Sq. Ft.	<b>\$659</b>	Avg. Down Payment	<b>43.4%</b>
Median Sale / List	<b>101%</b>	# Sold Homes	<b>31</b>

### Market Competition in Ivanhoe / Silverlake

Calculated over the last 3 months

**72** Very Competitive  
Redfin Compete Score™

0

- Many homes get multiple offers, some with waived contingencies.
- Homes sell for about 3% above list price and go pending in around 21 days.
- Hot Homes can sell for about 12% above list price and go pending in around 13 days.

### What It Takes to Win an Offer near Ivanhoe / Silverlake

**~\$1.25M Offer** 6 Weeks Ago

3 Beds, 3 Baths, ~1,250 Sq. Ft. House

**Winning Offer**

2%	11	10	~50%
Over List Price	Days on Market	Competing Offers	Down Payment

The home was listed at 1,295,000. We offered 1,325,000 with great terms: 7 day inspection, no loan or appraisal contingency. The seller received 10 offers and countered...

[More](#)

**Susan Hillier**  
Redfin Agent

**~\$1.25M Offer** 8 Weeks Ago

3 Beds, 1.75 Baths, ~2,000 Sq. Ft. House

**Winning Offer**

7%	49	—	—
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Under List Price

Days on Market

Competing Offers

Down Payment

[Sean Hughes](#)

Redfin Agent

~\$2M Offer

9 Weeks Ago

4 Beds, 2.5 Baths, ~2,500 Sq. Ft. House

**Winning Offer**

0%

11

—

—

Over List Price

Days on Market

Competing Offers

Down Payment

We were the first people to see the home. This was a first tour and we wrote a full price all cash offer.

[Randy Holst](#)

Redfin Agent

## Median Real Estate Values

Location	List Price	\$ / Sq. Ft.	Sale / List
<a href="#">Golden Gate</a>	\$1,200,000	\$501	—
<a href="#">Ivanhoe / Silverlake</a>	\$1,295,000	\$672	102.6%
<a href="#">Silver Lake</a>	\$1,200,000	\$651	101.7%
<a href="#">Central LA</a>	\$1,250,000	\$662	100.4%
<a href="#">90026</a>	\$1,064,500	\$611	100.3%
<a href="#">Los Angeles</a>	\$800,000	\$475	100.3%
<a href="#">Los Angeles County</a>	\$689,000	\$420	100.1%

## \$/Sq. Ft. Houses in [90026](#)

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## Nearby Similar Homes

Homes similar to 1639 Golden Gate Ave are listed between \$625K to \$2,795K at an average of \$750 per square foot.

FOR SALE BY OWNER

0.6  
mi.

**\$1,295,000**

816 Maltman Ave  
Los Angeles, CA 90026

**4** **4.25** **1,833**  
Beds Baths Sq. F

OPEN SAT, 2PM TO 5PM

0.6  
mi.

**\$995,000**

4011 Cumberland Ave  
Los Angeles (City), CA 90027

**2** **1** **1,000**  
Beds Baths Sq. F

HOT HOME

0.5  
mi.

**\$1,195,000**

3807 Sunset Dr  
Los Angeles (City), CA 90027

**3 1.75 1,81**  
Beds Baths Sq. Ft.

OPEN TODAY, 11AM TO 2PM

0.9  
mi.

**\$1,525,000**

2211 Glendale Blvd #5

**3 3 2,67**  
Beds Baths Sq. Ft.

2211 Glendale Blvd #3  
Los Angeles (City), CA 90039

Beds Baths Sq. ft

1.0  
mi.

**\$875,000**

3310 London St  
Los Angeles, CA 90026

**3 1.75 1,15**  
Beds Baths Sq. ft

OPEN TODAY, 11AM TO 2PM

1.3  
mi.

★ **\$629,000**

1755 North New Hampshire Ave  
Los Angeles (City), CA 90027

**1** **1** **48**  
Beds Baths Sq.

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## Nearby Recently Sold Homes

Nearby homes similar to 1639 Golden Gate Ave have recently sold between \$825K to \$2,145K at an average of \$660 per square f

SOLD 8/30/18

**1.0**  
mi.

**\$825,000**

422 N Reno St  
Silver Lake, CA 90026

**2** **2** **2,03**  
Beds Baths Sq. F  
RE/MAX TOP PRODUCE

SOLD 5/04/18

1.4  
mi.

★ \$1,450,000

1642 Morton Ave  
Los Angeles (City), CA 90026

4 3 -  
Beds Baths Sq.

SOLD 8/27/18

0.4  
mi.

\$1,518,000

1307 Lucile Ave  
Los Angeles (City), CA 90026

3 2 2,000  
Beds Baths Sq. Ft.

SOLD 7/03/18

0.2  
mi.

★ **\$1,410,000**

1675 Lucile Ave  
Los Angeles (City), CA 90026

**3** **2** **1,533**  
Beds Baths Sq. F

SOLD 4/05/18

0.4  
mi.

**\$1,285,000**

3218 Larissa Dr  
Los Angeles (City), CA 90026

**4** **2** **1,943**  
Beds Baths Sq. F



SOLD 4/20/18

0.7  
mi.

**\$1,250,000**

1647 North Coronado St  
Los Angeles (City), CA 90026

**4** **2.75** **1,800**  
Beds Baths Sq. F

## More Real Estate Resources

### Zip Codes

[90245 Homes For Sale](#)  
[90302 Homes For Sale](#)  
[90066 Homes For Sale](#)  
[90044 Homes For Sale](#)  
[90062 Homes For Sale](#)  
[90043 Homes For Sale](#)  
[Show More](#) ▼

### Nearby Cities

[Norwalk](#)  
[Orange](#)  
[Whittier](#)  
[Newport Beach](#)  
[Torrance](#)  
[Redondo Beach](#)  
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### Neighborhoods

[Windsor Hills Homes For Sale](#)  
[Westchester-Playa Del Rey Homes For Sale](#)

[Westchester Homes For Sale](#)  
[Venice Homes For Sale](#)  
[Fox Hills Homes For Sale](#)  
[Playa del Rey Homes For Sale](#)  
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## New Listings in 90026

[816 Maltman Ave](#)  
[813 Robinson St](#)  
[3306 London St](#)  
[3514 Dahlia Ave](#)  
[1863 Preston Ave](#)  
[766 East Kensington Rd](#)  
[Show More](#) ▼

1639 Golden Gate Ave is a house in Silver Lake, CA 90026. This 2,395 square foot house sits on a 7,957 square foot lot and features 4 bedrooms and 3 bathrooms. This house has been listed on Redfin since June 18, 2018 and is currently priced at \$1,200,000. The price of 1639 Golden Gate Ave has decreased \$299,000 during that time. This property was built in 1922. Based on Redfin's Silver Lake data, we estimate the home's value is \$1,169,305, which is 2.6% less than its current list price. Comparable nearby homes include [1383 1381 Lucile Ave](#), [3214 Fernwood Ave](#), and [1527 Silver Lk](#). Nearby schools include Saint Francis of Assisi School, St. Francis of Assisi Elementary School and Micheltoarena Elementary School. The closest grocery stores are Yummy.com, J A International and Carniceria 21. Nearby coffee shops include MorningsNights Cafe, Roo Silver Lake and Scout. Nearby restaurants include Pine and Crane, Yummy and El Condor. 1639 Golden Gate Ave is near Silver Lake Recreation Center, Silver Lake Dog Park and Bellevue Park. There are excellent bike lanes and the terrain has very steep hills. 1639 Golden Gate Ave is bikeable, there is some bike infrastructure. This address can also be written as 1639 Golden Gate Avenue, Silver Lake, California 90026.

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