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California Properties

LUXURY  
COLLECTION



1644 Warnall Avenue  
Comstock Hills



Spanish Revival at its finest. This true urban oasis was built originally in 1930 and then seamlessly expanded with sensitivity to and unflinching respect for its fine, original architecture, this Comstock Hills home is a true masterpiece. Tall hedges and a welcoming gate create complete privacy from the street. The totally- enclosed front yard is a delight, with its large, grassy expanse, its decomposed granite patio and its covered terrace from which dazzling Century City skyline vistas can be enjoyed.





The dramatic rotunda entry and the sweeping staircase with tiled risers hint at the artful wonder beyond. There's glorious light and good cheer at every turn. Rich ironwork, leaded, stained-glass windows, gleaming wood floors, original tile, sculpted arches and soaring beamed ceilings are but a few of the elements that creating the magic here in this desirable neighborhood.

The living room is grand in feel, with tall, carved wood ceilings, a warming fireplace and French doors leading out the front terrace. The formal dining room also orients out to the front yard.



A separate breakfast room, complete with extensive built-ins opens easily to the chef's kitchen, so special with its high ceilings, Italian marble counters, top-quality appliances, two sizable pantries and wine storage. There are three potential downstairs bedrooms, one currently used as a cozy den/library, another as an office and another as a large family room opening graciously to the backyard.

And what a beautiful backyard it is! Complete with a built-in barbecue and a charming fountain, its expansive tiled patio affords plenty of space for dining and lounging under the sun and stars.

On the second floor, there's the romantic primary suite, also with sweeping skyline vistas. Its elegantly appointed bath has dual vanities in honed Carrara marble and both the

expansive shower and relaxing tub take in more of the skyline views. There's also a fabulous, well-outfitted walk-in closet. Two lovely additional bedrooms upstairs share a large bath.

The garage has been converted to an extensive home office. There's also an unusual amount of extra storage throughout and in the attic.





1644Warnall.com



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PROPERTY FACTS

- 5 Bedrooms
- 4 Bathrooms
- 3,901 SF Living Area
- 7,099 SF Lot
- Highly Rated  
Fairburn Elementary District



LARRY YOUNG + ASSOCIATES