

IN THE HEART OF LOS FELIZ VILLAGE

**MUSTARD SEED**  
C A F E

EUROPEAN STYLE CAFE  
FEATURING  
SPECIALTY SANDWICHES,  
UNIQUE SALADS,  
DAILY HOMEMADE SOUPS AND PASTRIES

**1948 HILLHURST AVENUE**  
at CLARISSA

**(323) 660-0670**



## COZY LOS FELIZ COTTAGE

1616 N. HOOVER STREET



*Offered at \$166,000*

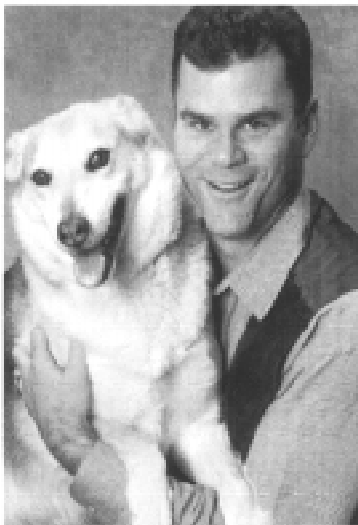
A sweet 2 bedroom home in popular Los Feliz flats. Kitchen and bath have been updated. Living room has high ceiling & fireplace. House is freshly painted inside & out. Good-sized yard - great for entertaining. Laundry inside. Located near trendy shops, restaurants, cafes, library & transportation.

FOR MORE INFORMATION, PLEASE CONTACT:

**VAL MARTIN**  
323 . 671 . 1225

1714 Hillhurst Avenue, Los Angeles, CA 90027

# FRANKLIN HILLS



*I live here. I work here.*

*I list here. I sell here.*

*I play here.*

*I am here for **you.***

**DBL**  
REALTORS

**ROBERT KALIN 323.665.6532**