

Duane Wellhoefer

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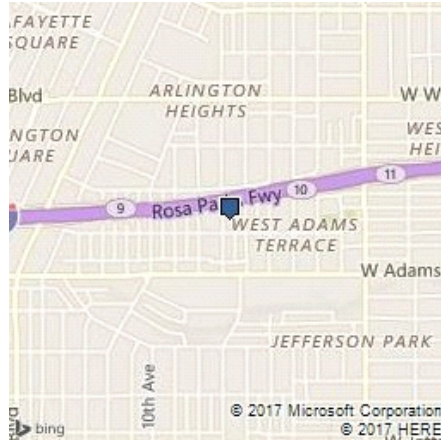
CalBRE: 01855406

2420 7th Av, Los Angeles 90018

STATUS: Active

LIST PRICE: \$1,099,000 ↓

Crenshaw Blvd to Adams to 7th Ave.



BED / BATH: 4/3,0,0,0
 SQFT(src): 3,402 (O)
 PRICE PER SQFT: \$323.05
 LOT(src): 0.1724/7,509 (A)
 GARAGE: 2
 YEAR BUILT(src): 1921 (ASR)
 PROP SUB TYPE: DPLX (D)
 DOM / CDOM: [41/41](#)
 SLC: Standard
 PARCEL #: [5059018034](#)
 LISTING ID: SR17023823
 LIST \$ ORIGINAL: \$1,100,000

Recent: 03/11/2017 : PRC CHG : \$1,130,000->\$1,099,000

DESCRIPTION

Beautiful HPOZ Historical home in one of the most sought after and popular West Adams neighborhood. This historical Craftsman home has kept its architectural integrity and charm while adding modern day amenities. Fresh paint, refinished hardwood floors, fully remodeled gourmet kitchen with brand new appliances and soap stone countertops. A gorgeous fully remodeled master bathroom with brand new cabinets, walk in shower and pedestal tub. The guest bath has Carrera marble floors, custom light and a brand new claw foot tub. This home has beautiful original stained glass windows, custom built in, moldings and pocket doors throughout. Main house has upgraded plumbing. Zoned as a duplex the property has a house in the back with its own address and a separate entrance. The guest house or back house has fresh paint, brand new wood laminate floors, new kitchen cabinets with quartz countertops and brand new appliances. This property also features a newly remodeled studio above the detached garage with new floors and a remodeled bathroom.

EXCLUSIONS:

INCLUSIONS:

AREA: C16 - Mid Los Angeles
 SUBDIVISION: /
 COUNTY: Los Angeles
 SENIOR COMMUNITY?: No
 CERTIFIED 433A?:
 MAIN LEVEL BEDROOMS: 0
 MAIN LEVEL BATHROOMS: 1

LEVELS: Two
 BASEMENT SQFT:
 COMMON WALLS: No Common Walls
 PARKING: Garage - Single Door
 HORSE:

ROOM TYPE: All Bedrooms Up, Laundry, Office, See Remarks
 EATING AREA: Breakfast Nook

COOLING: None
 HEATING: Central Furnace
 VIEW: Neighborhood
 WATERFRONT:
 POOL: None
 LAUNDRY: Individual Room

INTERIOR

INTERIOR: Balcony, Built-Ins, Chair Railings, Crown Moldings, Wainscoting
 ACCESSIBILITY:
 KITCHEN FEATURES: Remodeled Kitchen

APPLIANCES: Dishwasher, Garbage Disposal, Gas Oven, Gas Range, Refrigerator
 FLOORING: See Remarks
 BATHROOM FEATURES:

ENTRY LOC/ENTRY LVL: /
 FIREPLACE: Family Room

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 FENCING:

LOT: Cul-De-Sac
 SEWER: Public Sewer

PATIO/PORCH: Porch
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: Craftsman
 DOOR:
 WINDOW: Bay Window, Casement Windows, Stained

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs:
 STRUCT. COND:
 OTHER STRUCT: Guest House, Two On A Lot

GARAGE AND PARKING

ATTACHED GARAGE?: PARKING TOTAL: 2 GARAGE SPACES: 2 CARPORT SPACES:
 UNCOVERED SPACES: # REMOTES: RV PARK DIM:

GREEN

GREEN BLDG VERIFICATION TYPE: GREEN VERIFICATION BODY: GREEN VERIFICATION YR: GREEN VERI. RATING:
 GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:
 WALK SCORE:

COMMUNITY

HOA FEE: \$0 HOA NAME: HOA PHONE: # OF UNITS: 1
 HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
 COMMUNITY: Sidewalks HOA AMENITIES: STORIES TOTAL:

LAND

LAND LEASE?: No LAND LEASE PURCH?: UTILITIES: TAX LOT: 15
 LAND LEASE AMOUNT: LAND LEASE RENEW: ELECTRIC: TAX BLOCK:
 LAND LEASE AMT FREQ: WATER SOURCE: Public TAX TRACT #: 2189
 PARCEL #: [5059018034](#) LOT SIZE DIM: ZONING: LAR1
 ADDITIONAL APN(s): No ASSESSMENTS: Unknown

SCHOOL

HIGH SCHOOL DISTRICT: Los Angeles ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL:
 Unified

LISTING**DATES**

BAC: 2.5% TERMS: Cash, Conventional LIST CONTRACT DATE: 02/04/17
 BAC RMRKS: LIST AGRMT: Exclusive Right To Sell PRICE CHG TIMESTAMP: 03/11/17
 DUAL/VARI COMP?: Yes LIST SERVICE: Full Service STATUS CHG TIMESTAMP: 02/26/17
 LEASE CONSIDERED?: No AD NUMBER: 6613124428 MOD TIMESTAMP: 03/11/17
 CURRENT FINANCING: DISCLOSURES: Historical EXPIRED DATE:
 POSSESSION: VOW, AVM?/COMM?: Yes/Yes PURCH CONTRACT DATE:
 SIGN ON PROPERTY?: Yes INTERNET?/ADDRESS?: Yes/Yes ENDING DATE:
 CONTINGENCY:

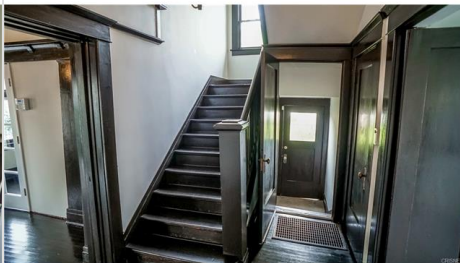
PRIVATE REMARKS: This home is part of the most sought after neighborhoods in Los Angeles. Zoned as a duplex. The studio above the garage is not and never has been permitted. Contractors updated the studio recently. Listing agent is related to seller. Seller selects all services. Please submit all offers with Pre Approval, Proof of Funds to pamingram@pamingram.com With an acceptable offer, Seller will entertain a \$30,000 credit towards electrical and HVAC which the contractor did not finish

SHOWING INFORMATION

SHOW INSTRUCTIONS: Go direct, LOCK BOX LOCATION: Front OCCUPANT TYPE: Owner
 Vacant, Be sure to lock all Door OWNER'S NAME:
 doors LOCK BOX TYPE: Supra
 SHOW CONTACT TYPE: None, See
 Remarks
 SHOW CONTACT NAME:
 SHOW CONTACT PH:
 DIRECTIONS: Crenshaw Blvd to Adams to 7th Ave.

AGENT / OFFICE**CONTACT PRIORITY**

LA: ([F660095985](tel:6660095985)) [Pamela Ingram](#) LA State License: [01194454](#) 1.LA CELL: 661-312-4428
 CoLA: CoLA State License: 2.LA DIRECT:
 LO: ([FF7000252](tel:FF7000252)) [RE/MAX of Santa Clarita](#) LO State License: 01305330 3.LA CELL: 661-312-4428
 LO PHONE: 661-255-2650Ext:0 LO FAX: 661-284-5454 4.LA CELL: 661-312-4428
 CoLO: CoLO State License: 5.LA VOICEMAIL:
 CoLO PHONE: CoLO FAX: 6.LA EMAIL: pamingram@pamingram.com







AGENT FULL: Residential LISTING ID: SR17023823

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Search Criteria

Property Type is 'Residential'
City is 'Los Angeles'
Street Number Numeric is 2420
Selected 1 of 60 results.