

1856 Preston Ave, Echo Park, CA 90026

\$995,000

Est. \$4,936/mo [Get a custom quote](#)

3

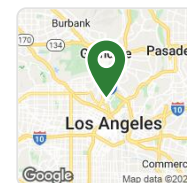
Beds

2

Baths

1,644

Sq Ft



Attention Developers and Investors!!!! Here is an amazing opportunity to purchase in Echo Park. This duplex features 3 Beds & 2 Baths on a 3,199 SF corner lot with LAR2 Zoning. Both units have a lot of deferred maintenance. Tear down & rebuild into your dream home or let your imagination

[Continue reading](#) ▾

Listed by Grace Elias • DRE #01917488 • Keller Williams Central

Listed by Gabriel Elias • DRE #02089409 • Keller Williams Central

Redfin last checked: [2 minutes ago](#) | Last updated Feb 18, 2022 • Source: CRISNet

• Also listed on [CRISNet](#) as [#SR22004840](#)

Home Facts

Status

Pending Sale

Time on Redfin

45 days

Property Type

Duplex

Year Built

1912

Community

671 - Silver Lake

Lot Size

3,199 Sq. Ft.

MLS#

SR22004816

Price Insights

Est. Mo. Payment

\$4,936

Redfin Estimate

\$986,303

Price/Sq.Ft.

\$605

Buyer's Brokerage Commission




2%



Payment Calculator

\$4,936 per month ⓘ

[Find a Lender](#)

● <u>Principal and Interest</u>	\$3,717
● <u>Property Taxes</u>	\$1,036
● <u>Homeowners' Insurance</u>	\$182
Down Payment 20% (\$199,000) 	Home Price \$995,000 
	Loan Details 30 yr, 3.817% 

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\$0

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Property Details for 1856 Preston Ave

Interior Features

Laundry Information

- Has Laundry
- Outside

Bathroom Information

- # of Baths (Full): 2

Cooling Information

- Wall Window
- Has Cooling

Room Information

- Kitchen, Living Room

Interior Features

- Levels: Two
- Main Level Bathrooms: 1
- Main Level Bedrooms: 1

Parking / Garage, Utilities, Location Details, Listing Information

Parking / Garage Information

- Attached Garage
- # of Garage Spaces: 2
- # of Parking Spaces: 2

Utilities Information

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

Location Information

- Latitude: 34.08576200
- Longitude: -118.25376800
- Directions: Preston Ave & Armitage St
- Zoning: LAR2

Buyer's Brokerage Compensation ⓘ

- 2%

Exterior Features

Exterior Information

- Structure Type: Duplex

Exterior Features

EXTERIOR FEATURES

- Pool Features: None

School / Neighborhood**Neighborhood Information**

- Community Features: Sidewalks, Street Lighting

School Information

- High School District: Los Angeles Unified

Property / Lot Details**Lot Information**

- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: Down Slope from Street, Paved

Property Information

- Total # of Units: 2
- Common Walls: 1 common wall
- Living Area Source: Assessor's Data
- Parcel Number: 5420024017
- Attached Property
- Has View
- Year Built Source: Assessor

Agent & Office Information**Listing Agent Information**

- List Agent First Name: Grace
- List Agent Last Name: Elias
- Co-List Agent First Name: Gabriel
- Co-List Agent Last Name: Elias

Listing Office Information

- List Office Name: Keller Williams Central
- Co-List Office Name: Keller Williams Central

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

File & Tax History for 1856 Preston Ave

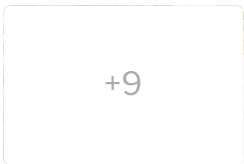
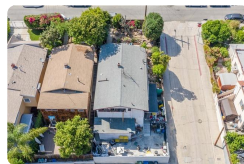
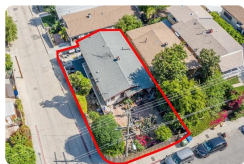
Sale History Tax History

Today

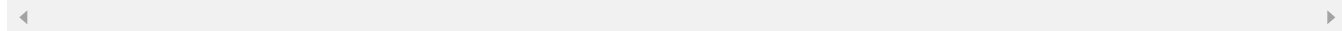
- Feb 18, 2022
Date Pending (Pending Sale) —
CRISNet #SR22004816 Price
- Feb 9, 2022
Date Relisted (Active) —
CRISNet #SR22004816 Price
- Jan 10, 2022
Date Listed (Active) \$995,000
CRISNet #SR22004816 Price

Feb, 2022

- Feb 18, 2022
Date Pending (Pending Sale) —
CRISNet #SR22004840 Price
- Feb 9, 2022
Date Relisted (Active) —
CRISNet #SR22004840 Price
- Jan 10, 2022
Date Listed (Active) \$995,000
CRISNet #SR22004840 Price



Listing provided courtesy of CRISNet MLS



Attention Developers and Investors!!!! Here is an amazing opportunity to purchase in Echo Park. This duplex features 3 Beds & 2 Baths on a 3,199 SF corner lot with LAR2 Zoning. Both units have a lot of deferred maintenance. Tear down & rebuild into your dream home

[Continue reading](#) ▾

[See all property history](#) ▾

Schools

This home is within the [Los Angeles Unified](#).

Echo Park's enrollment policy is not based solely on geography. Please check the school district website to see all schools serving this home.

GreatSchools Summary Rating

5/10	Elysian Heights Elementary Public, K-6 • Serves this home	316 Students	0.3mi Distance	★★★★★ 15 reviews
4/10	Seventh Street Elementary Public, K-5 • Choice school	394 Students	24.2mi Distance	★★★★☆ 27 reviews
6/10	Thomas Starr King Middle Sc... Public, 6-8 • Serves this home	2055 Students	1.7mi Distance	★★★★☆ 38 reviews
-/10	Dorothy V. Johnson Communi... Public, 7-12 • Choice school	79 Students	10.1mi Distance	★★★★☆ 1 reviews
8/10	John Marshall Senior High Public, 9-12 • Serves this home	2381 Students	2.2mi Distance	★★★★☆ 14 reviews
2/10	Thomas Jefferson Senior High Public, 9-12 • Choice school	644 Students	5.3mi Distance	★★★★☆ 14 reviews


School data is provided by [GreatSchools](#), a nonprofit organization. Redfin recommends buyers use GreatSchools information and ratings as a first step, and conduct their own investigation to determine their desired schools or school districts, including by contacting and visiting the schools themselves. [Learn more about GreatSchools' rating system.](#)

Redfin does not endorse or guarantee this information. School service boundaries are intended to be used as a reference only; they may change and are not guaranteed to be accurate. To verify school enrollment eligibility, contact the school district directly.

Schools don't impact everyone equally. [Learn more about the achievement gap.](#)

ound This Home

Transportation in Elysian Heights


75 /100


Very Walkable
Walk Score®


44 /100

Some Transit
Transit Score®


35 /100

Somewhat Bikeable
Bike Score®

 **Places Nearby** ▼
2 groceries, 19 restaurants, 6 parks

ctivity for 1856 Preston Ave

 689 Views	 36 Favorites	 5 X-Outs	 0 Redfin Tours
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ublic Facts for 1856 Preston Ave

Beds	3
Baths	2
Finished Sq. Ft.	1,644
Unfinished Sq. Ft.	—

Total Sq. Ft.	1,644
Stories	—
Lot Size	3,199 Sq. Ft.
Style	Multi-Family (2-4 Unit)
Year Built	1912
Year Renovated	1920
County	Los Angeles County
APN	5420024017

Home facts updated by county records on Feb 22, 2022.

Climate Risk

About Climate Risk

Most homes have some risk of natural disasters, and may be impacted by climate change due to rising temperatures and sea levels.

Flood Risk Provided by First Street Foundation



Flood Factor

Flood risk information is not available for this home at this time.

Environmental Risks Provided by ClimateCheck



Storm Risk

Moderate - 13 storms expected in 2050



Drought Risk

Extreme - Water stress expected to be 85% in 2050





Heat Risk

Relatively Low - 28 hot days expected in 2050



Fire Risk

Relatively Low - 0.8% of land expected to burn in 2050



Climate risk data is provided for informational purposes only by Flood Factor™ and ClimateCheck®.

Redfin does not endorse nor guarantee this information. By providing this information, Redfin and its agents are not providing advice or guidance on flood risk, flood insurance, or other climate risks. Redfin strongly recommends that consumers independently investigate the property's climate risks to their own personal satisfaction.

Questions or feedback about this data? Get help at floodfactor.com and climatecheck.com

Redfin Estimate for 1856 Preston Ave

\$986,303

-\$8,697 under list price of \$995K

Redfin Estimate based on recent home sales. [View estimate history.](#)



SOLD NOV 23, 2021

\$650,000 Sold Price

A

4 Beds 1 Bath 1,303 Sq. Ft.

1612 Lemoyne St, Echo Park, CA 90026

-\$106/sq ft

↑ larger lot



SOLD FEB 9, 2022

\$1,333,000 Sold Price

B

6 Beds 3 Baths 1,912 Sq. Ft.

1956 Vestal Ave, Los Angeles, CA 90026

+\$92/sq ft

↑ larger lot

↓ 5 years older

↑ 10 years newer

[View comparables on map](#) ▾

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

Market Insights for 1856 Preston Ave

Based on homes from MLS and/or public records

[Redfin](#) > [California](#) > [Los Angeles](#) > [Elysian Heights](#)

Multi-Family Home Sales (Last 30 days)

Central LA Neighborhood

\$1.59M

Median List Price

91

Median Days on Mkt.

236

Listed Homes

\$545

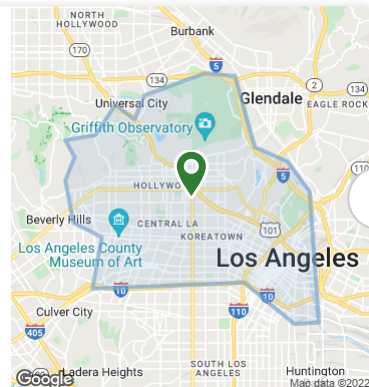
Median \$ / Sq. Ft.

98.1%

Median Sale-to-List

51

Sold Homes



Market Competition in Central LA

Calculated over the last 3 months

40 Somewhat Competitive
Redfin Compete Score™

0

100

- Some homes get multiple offers.
- The average homes sell for about **1%** above list price and go pending in around **55 days**.
- Hot homes can sell for about **4%** above list price and go pending in around **29 days**.

[Compare to nearby Neighborhoods](#)



What it takes to win an offer near **Central LA**

~\$250K Offer

5 Weeks Ago

— Beds, 1 Bath, ~500 Sq. Ft. Condo

Offer Not Accepted — Sold for \$250K

15%

Over List Price

2

Days on Market

1

Competing Offers

All Cash

Offer

The seller accepted an offer quickly same day prior to our offer submission

Kofen Chang

Redfin Agent

[More Offer Insights](#) ▾

Recommended For You

Based on homes you've looked at.

HOT HOME

\$525,000

2 Beds 1.5 Baths 1,142 Sq. Ft.

12045 Foster Rd #5, Norwalk, CA 90650

HOT HOME

\$842,000

3 Beds 2 Baths 1,348 Sq. Ft.

9125 Garnish Dr, Downey, CA 90240

NEW 13 HRS AGO

\$430,000

4 Beds 2 Baths 1,684 Sq. Ft.

6348 Orange Knoll Ave, San Bernardino, CA 92404

OPEN SAT, 10AM TO 1PM

\$389,000

3 Beds 2 Baths 1,720 Sq. Ft.

2595 Lawrence Ave, San Bernardino, CA 92404

\$495,000

2 Beds 2 Baths 2,061 Sq. Ft.

44121 Royal Troon Dr, Indio, CA 92201

HOT HOME

\$468,900

3 Beds 2 Baths 1,204 Sq. Ft.

25454 26th St, San Bernardino, CA 92404

[See 1 More Home in Your Feed](#)

Nearby Similar Homes

Sorry, we don't have any nearby similar homes to display. See all homes for sale in [Elysian Heights](#)

Nearby Recently Sold Homes

Nearby homes similar to this home have recently sold between \$735K to \$1,350K at an average of \$685 per square foot.

SOLD JAN 21, 2022

\$750,000 Last Sold Price

2 Beds 2 Baths 1,166 Sq. Ft.

1717 Bellevue Ave #1719, Los Angeles, CA 90026

Yard

SOLD SEP 29, 2021

\$1,245,000 Last Sold Price

4 Beds — Baths 2,100 Sq. Ft.

601 N Vendome St, Los Angeles, CA 90026

Yard

Parking

Fireplace

SOLD NOV 5, 2021

\$1,011,500 Last Sold Price

4 Beds 2 Baths 1,603 Sq. Ft.

321 N Vendome St, Los Angeles, CA 90026

Garage

[View More Recently Sold Homes](#)

More Real Estate Resources

New Listings in 90026

[1320 Angelus Ave](#)

[1615 Sargent Pl](#)

[2320 Reservoir St](#)

[1600 Allesandro St](#)

[1314 Colton St](#)

[617 Parkman Ave](#)

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Zip Codes

[90046](#) homes for sale

[90049](#) homes for sale

[90210](#) homes for sale

[90024](#) homes for sale

[90025](#) homes for sale

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What is 1856 Preston Ave? 

When was this home

How many photos are available for this home? 

How competitive is t

How much is this home worth? 

What comparable h

How long has this home been listed on Redfin? 

What's the full addr

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GreatSchools Ratings provided by [GreatSchools.org](https://www.greatschools.org).