

Seller's Notes:

Turnkey freshly rehabbed 3-bedroom ,1 bath, 1120 sq. ft vacant front house in city of El Sereno north of Huntington Drive.

- **Modern Upgrades:** Brand new flooring, stunning new quartz countertops, and fresh designer paint throughout: Dedicated in-unit washer/dryer hookups.
- **Privacy: No shared walls. This unit is completely separated from the other three units by its own wall, featuring a private gate and a fenced-in, oversized front yard.**

The Income Producers: Units 2, 3, & 4 totaling 2,880 sq. ft. of construction. Each unit features 2 bedrooms and 1 bathroom. Total yearly income of **\$39,000**, providing immediate income upon closing.

Extensive Property-Wide Renovations

Peace of mind comes standard with this sale. The property has undergone a comprehensive overhaul, including:

- **Structural & Systems:** Almost new roof, updated copper plumbing, new gas piping, and a modern drainage system.
- **Stability:** New pillar supports installed under the building.
- **Aesthetics:** Freshly painted stucco and enhanced curb appeal across the entire 7,100 sq. ft. lot.

Key Features & Parking

- **Total Construction:** 4,000 sq. ft. (per Certificate of Occupancy).
- **Parking & Storage:** 4 covered parking spaces plus 4 dedicated storage units.
- **Access:** Convenient back-alley access for easy entry and exit.
- **Walking distance to local schools;** situated on a peaceful and very quiet street in a highly sought-after neighborhood. Walking distance to local schools just minutes from the charm of South Pasadena.

Priced to sell quickly !