

# \$825,000 - 4642 Bowman Boulevard, Los Angeles

MLS® #25491969

**\$825,000**

5 Bedroom, 2.00 Bathroom, 1,561 sqft

Residential on 0 Acres

N/A, Los Angeles,

Incredible opportunity to own this spacious Spanish Adobe Style 5 bed, 2 bath, 1,561 sqft home located in El Sereno hills. Situated on a gated 5,153sqft lot with a wonderful large front yard, you will discover an endless amount of untapped potential, perfect for an investor or multi-generational living, or co-ownership. This 2-story home features two separate living areas freshly painted with laminate and tile floors throughout, tile bathrooms the lower level has a private kitchen, bedroom and bathroom. The 2nd level consists of a living room, 3 bedrooms, bathroom, a spacious eat in kitchen with washer and dryer on back service porch. Includes new roof and newer AC in upstairs unit. Behind the property are the amazing El Sereno rolling hills great for weekend hiking! Just moments away from the vibrant energy of Los Angeles, with easy access to local amenities, entertainment, and freeways. Conveniently located near Dodger Stadium, Alhambra, and Pasadena. Qualifies for "Dream Loan Program" 5.925 % ask for details!



Built in 1927

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 25491969  |
| Price     | \$825,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |

|                |                           |
|----------------|---------------------------|
| Full Baths     | 2                         |
| Square Footage | 1,561                     |
| Acres          | 0.12                      |
| Year Built     | 1927                      |
| Type           | Residential               |
| Sub-Type       | Single Family Residence   |
| Style          | Mediterranean             |
| Status         | Closed                    |
| Listing Agent  | Laura Anderson            |
| Listing Office | Keller Williams Larchmont |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4642 Bowman Boulevard |
| Area        | 621 - El Sereno       |
| Subdivision | N/A                   |
| City        | Los Angeles           |
| County      | Los Angeles           |
| Zip Code    | 90032                 |

## Amenities

|                |                  |
|----------------|------------------|
| Parking Spaces | 4                |
| Parking        | Driveway, Guest  |
| Garages        | Driveway, Guest  |
| View           | Hills, Panoramic |
| Pool           | None             |
| Security       | Gated Community  |

## Exterior

|                 |                      |
|-----------------|----------------------|
| Exterior        | Stucco               |
| Lot Description | Front Yard, Lawn     |
| Windows         | Double Pane Windows  |
| Roof            | Composition, Shingle |
| Construction    | Stucco               |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior          | Laminate                                                                     |
| Interior Features | Eat-in Kitchen                                                               |
| Appliances        | Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Dryer, Washer, Oven |

|              |         |
|--------------|---------|
| Heating      | Central |
| Cooling      | None    |
| Fireplaces   | None    |
| # of Stories | 2       |
| Stories      | Two     |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 28th, 2025 |
| Days on Market  | 19                  |
| Zoning          | LAR1                |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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