

\$835,000 - 3905 Roxton Avenue, Los Angeles

MLS® #25508673

\$835,000

3 Bedroom, 2.00 Bathroom, 1,762 sqft

Residential on 0 Acres

N/A, Los Angeles,

PROBATE COURT HEARING DATE:

FRIDAY, MAY 2, 2025 AT 8:30 AM, DEPT. #5.

Starting minimum overbid amount is \$1,061,000. Please note if you want to participate in the court overbid process, please call Listing Agent. The highest bidder must provide cashier's check in court for earnest money deposit. Estate of Howard Brown Jr.

COURT LOCATION: Superior Court of California, County of Los Angeles, 111 North Hill Street, L.A., CA 90012. Probate Sale - Court Confirmation Required. **PROPERTY UNDER CONTRACT.** No new offers will be presented to Seller. Court Confirmation details will be posted within The MLS when court date is scheduled. Property located in the highly sought after Leimert Park Neighborhood.

Needs work - fixer. 3 bedrooms, 2 bathrooms, living room, formal dining room, separate breakfast room. Third bedroom converted into a family room with direct entry into backyard. Owner passed away inside of home. Property will be sold "as-is." No request for repairs will be considered, and no credits will be given. All offers must be submitted as follows: Purchase Agreement; Probate Advisory; Purchase Agreement Probate Addendum; Proof of Funds; Articles of Incorporation (if applicable) and Pre-Approval Letter. Seller and Listing Broker do not guarantee the accuracy of the square footage, bedroom/bathroom count, lot size, permitted or un-permitted structures or any other information concerning the features of the Property. All information provided was



sourced from public records. Buyer and Selling broker are advised to verify the accuracy of all information. No Blind Offers. ALL OFFERS ARE DUE BY 3:00PM, SUNDAY MARCH 16, 2025. OFFERS SUBMITTED BY THE DEADLINE WILL BE PRESENTED TO THE SELLER ON SUNDAY, MARCH 16, 2025.

Built in 1937

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 25508673 |
| Price | \$835,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,762 |
| Acres | 0.12 |
| Year Built | 1937 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Spanish |
| Status | Closed |
| Listing Agent | Sherri Smith Reese |
| Listing Office | Robert Pitts Estates |

Community Information

| | |
|-------------|---------------------------|
| Address | 3905 Roxton Avenue |
| Area | PHHT - Park Hills Heights |
| Subdivision | N/A |
| City | Los Angeles |
| County | Los Angeles |
| Zip Code | 90008 |

Amenities

| | |
|----------------|----------|
| Parking Spaces | 2 |
| Parking | Driveway |
| Garages | Driveway |
| View | None |

Pool None

Interior

| | |
|--------------|-------------|
| Interior | Carpet |
| Cooling | None |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 1 |
| Stories | One |

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | March 8th, 2025 |
| Days on Market | 9 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

Based on information from California Regional Multiple Listing Service, Inc. as of January 17th, 2026 at 9:00pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.