$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

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