

# \$699,999 - 12217 Menlo Avenue, Los Angeles

MLS® #25512941

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## \$699,999

4 Bedroom, 2.00 Bathroom, 2,099 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Investor Opportunity for a Great Fixer!  
Welcome to Athens Park, a lovely quiet area with spacious homes and large lots. This bed/2 bath, with over 8,300 sq. ft., is a renovator's dream! Untapped potential in this 2-storey Cape Cod style home that be restored to its original charm. Large rear yard for outdoor enjoyment, attached 2-car garage, and more. Bring your construction team and watch this property blossom. Second set of stairs provides direct access to the second storey entrance. Seller is motivated. Send us your proof of funds, proof of hard loan, and LLC documents if required. Seller's choice of escrow and title. No assignees or assignment of property through escrow of any kind. Property sold AS-IS. Seller will not make repairs or give credits. Buyer to pay all closing costs. Seller does not guarantee or warranty the dimensions, square footage, size, age, condition, permits, or any other aspects of this property. Buyer is responsible for verification of condition of the same. Don't wait!



Built in 1947

## Essential Information

MLS® #	25512941
Price	\$699,999
Bedrooms	4
Bathrooms	2.00
Full Baths	1

Square Footage	2,099
Acres	0.19
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Listing Agent	Michelle Hicks
Listing Office	R. Hicks Realty

## Community Information

Address	12217 Menlo Avenue
Area	C36 - Metropolitan Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90044

## Amenities

Parking Spaces	2
View	Park/Greenbelt
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Yard
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## Interior

Interior	Laminate, Wood
Interior Features	Separate/Formal Dining Room, Multiple Staircases
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 17th, 2025
Days on Market	8
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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