

# \$829,000 - 1825 260th Street, Lomita

MLS® #25519531

**\$829,000**

2 Bedroom, 2.00 Bathroom, 1,038 sqft

Residential on 0 Acres

N/A, Lomita,

This is a probate. The Probate Court has approved the sale of the home with full authority. It is being sold AS-IS. I am the listing broker and one of the beneficiaries. I am working with my brother who is the executor. We are also working with our sister. Our mother passed peacefully in her home 04/22/2024. All three of us as beneficiaries are working together for a quick and smooth transaction. Here is a list of some of the improvements to the home made between 02/01/2020 and 04/01/2024. Brand new 3/4 bathroom built in approx. May 2020 in the primary bedroom. No Permits. Brand new heating and air conditioning unit installed on roof. Brand new tankless hot water heater. The attic was insulated. A new hood range was installed. A new stove and oven. A new refrigerator. New hookups in the kitchen for the Washer. The washer and dryer are included, but they were not bought new during this time period. A new automatic garage door during the above time frame. The patio furniture is included if you like. The house also comes with automatic sprinklers.

It is important you do your own due diligence as this is a Probate Sale. It is being sold AS-IS with No Warranties. If you decide to purchase this home or any home I would strongly recommend to you as a California licensed real estate broker that you have a home inspection from a professional home inspector. Thank you!



Built in 1928

## Essential Information

MLS® #	25519531
Price	\$829,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,038
Acres	0.11
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Richard Hansen
Listing Office	Richard M Hansen

## Community Information

Address	1825 260th Street
Area	121 - Lomita
Subdivision	N/A
City	Lomita
County	Los Angeles
Zip Code	90717

## Amenities

Parking Spaces	1
Parking	Driveway, Garage, Door-Single
Garages	Driveway, Garage, Door-Single
View	None
Pool	None

## Interior

Interior	Wood
Appliances	Microwave
Heating	Natural Gas
Fireplaces	None
# of Stories	1

Stories One

## Additional Information

Date Listed April 3rd, 2025

Days on Market 50

Zoning LOR1\*

Short Sale N

RE / Bank Owned N

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