

\$1,125,000 - 3270 Lemon Avenue, Signal Hill

MLS® #25527607

\$1,125,000

3 Bedroom, 2.00 Bathroom, 1,510 sqft
Residential on 0 Acres

N/A, Signal Hill,

Lovingly and meticulously renovated and maintained throughout. This stunning 3 bed, 2 bath property sits 'Cal Heights' adjacent with so much to offer just a short walk away. Step inside to original oak floors and a warm living room featuring coved ceilings, a cozy working fireplace, and recessed lighting. The open dining area flows seamlessly into a dreamy kitchen, designed for effortless entertaining. The kitchen is one of multiple access points to a very spacious backyard. The current owners enjoy year-round avocados, Meyer lemons, & it holds nectarine and mandarin trees as well. The thoughtfully designed layout includes three bedrooms, highlighted by a stunning 300-sqft primary suite added in 2022. Vaulted ceilings, south-facing skylights, and an oversized slider to the backyard flood the space with natural light. A custom walk-in closet and a spa-inspired en-suite bathroom, complete with a freestanding stone bathtub, clay walls, custom vanities, and a large Fireclay-tiled shower, create a serene retreat. Modern upgrades elevate this home to the next level: a new 200-amp electrical panel, newer roof, new gas line, new sewer liner, dual-pane windows throughout, a whole-house water filtration system, and EV-ready wiring. The large detached garage offers exciting potential for a one-bedroom ADU or home office, adding versatility to this already remarkable property. Enjoy the likes of Steelhead Coffee, Meat & Vino, Nonna Bakery, Ambitious Ales and so much more just



a short stroll from the home.

Built in 1939

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 25527607 |
| Price | \$1,125,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,510 |
| Acres | 0.15 |
| Year Built | 1939 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | James Brown |
| Listing Office | Three Lions Realty |

Community Information

| | |
|-------------|---------------------------------------|
| Address | 3270 Lemon Avenue |
| Area | 6 - Bixby, Bixby Knolls, Los Cerritos |
| Subdivision | N/A |
| City | Signal Hill |
| County | Los Angeles |
| Zip Code | 90755 |

Amenities

| | |
|----------------|------------------------------|
| Parking Spaces | 2 |
| Parking | Door-Multi, Driveway, Garage |
| Garages | Door-Multi, Driveway, Garage |
| View | None |
| Pool | None |

Interior

| | |
|-------------------|---|
| Interior | Wood |
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, Utility Room, Walk-In Closet(s), Breakfast Bar |
| Appliances | Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer |

| | |
|--------------|-------------|
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Gas |
| # of Stories | 1 |
| Stories | One |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | April 20th, 2025 |
| Days on Market | 10 |
| Zoning | SHR2* |
| Short Sale | N |
| RE / Bank Owned | N |

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