

\$1,010,000 - 2362 Cuatro Drive, Rowland Heights

MLS® #25559353

\$1,010,000

4 Bedroom, 3.00 Bathroom, 1,904 sqft

Residential on 0 Acres

N/A, Rowland Heights,

Huge Price Reduction! Motivated Seller!!

Excellent big lot property with ADU for passive income. Sun Room was converted into a bedroom by previous owner. (Sun Room square footage 372 sq.ft.) The square footage of the back house (detached ADU 466 sq.ft. with separate entrance from the street) is not included in the county's property profile. The back house was built with permit in 2010 and modified later on. There is still room to increase the detached ADU size and add 2 more attached ADU per county guideline.

Buyers to verify the ADU potential with county of Los Angeles. This house is located in a quiet & convenient location, only few minutes to freeway, busy shopping centers and restaurants. House is in good condition and move in ready. Front patio has a cozy sitting area with roof covering. Plenty of backyard space for gatherings and enjoyment. There is a 2 car attached garage at front of the house. For the lucky buyer who loves exotic Asian tropical fruits, there are many mature fruit trees that come with the property. Green jujube, long mulberry, 2 type of persimmons, Huang pi, pear, cocktail grapefruit, wax apple, loquat, guava and more. Both large Taiwan cherry flower tree and white Champaka flower trees produced beautiful flowers every year. Plus there is still room for vegetable garden or fruit/flower trees. The Pool has been dry for many years but possible to restore when needed. Property is to be sold in AS-IS condition. Listing agent is property owner.



Built in 1962

Essential Information

MLS® #	25559353
Price	\$1,010,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	1,904
Acres	0.28
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Roger Lo
Listing Office	Kablan Management Inc

Community Information

Address	2362 Cuatro Drive
Area	652 - Rowland Heights
Subdivision	N/A
City	Rowland Heights
County	Los Angeles
Zip Code	91748

Amenities

Parking Spaces	2
Parking	Garage, Door-Multi, Paved
# of Garages	2
Garages	Garage, Door-Multi, Paved
View	Hills
Has Pool	Yes
Pool	Fenced, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Front Yard, Yard

Windows	Double Pane Windows, Tinted Windows
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior	Laminate, Tile, Vinyl
Interior Features	Walk-In Closet(s), Attic, Pull Down Attic Stairs, Separate/Formal Dining Room, Track Lighting
Appliances	Dishwasher, Disposal, Dryer, Gas Oven, Range, Range Hood, Washer, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Rowland Unified
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Additional Information

Date Listed	July 1st, 2025
Days on Market	82
Zoning	LCRA9000*
Short Sale	N
RE / Bank Owned	N

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