

# \$958,000 - 622 Dodsworth Avenue, Covina

MLS® #AR25036029

**\$958,000**

4 Bedroom, 3.00 Bathroom, 2,079 sqft

Residential on 0 Acres

N/A, Covina,

Discover a unique opportunity in the heart of Covina which invites you to explore the perfect blend of modern comfort, versatility, and untapped potential. This charming property is more than just a home; with 4 bedroom with 2 master suites (each with their own bathroom), it's a canvas for your dreams, offering a spacious lot and a highly desirable detached garage with incredible potential for an (ADU) conversion. Step inside and be welcomed by a beautifully updated interior that radiates warmth and style. The home boasts upgraded waterproof laminated flooring throughout, ensuring durability and easy maintenance while enhancing the aesthetic appeal.

Upgraded installed windows allow abundant natural light to flood the living spaces, creating a bright and inviting atmosphere. The entire house has been freshly painted, providing a clean, modern backdrop ready for your personal touch. Each room is thoughtfully designed to maximize space and functionality, making it ideal for family gatherings or quiet relaxation. The seamless flow between rooms enhances the sense of openness and comfort. The true value of this property extends beyond its walls. Sitting on a generous lot, there is ample space for outdoor entertainment, gardening, or expanding the living area to suit your needs. However, the standout feature is undoubtedly the detached garage. With the growing demand for multi-generational living spaces and rental units, this garage presents an exceptional opportunity for an ADU



conversion. Whether you envision a guest house, or a rental unit to generate passive income, the possibilities are endless. Location is everything, and this property truly shines!

This desirable Covina neighborhood, this home is situated right next to Kahler Russell Park, offering residents access to a beautiful walking trail and a basketball court perfect for outdoor activities and relaxation. For those pursuing education or looking for a convenient commute, the property is just 10 minutes away from Mount San Antonio College and lies on the borderline of Covina and Walnut

Built in 1958

## Essential Information

|                |                            |
|----------------|----------------------------|
| MLS® #         | AR25036029                 |
| Price          | \$958,000                  |
| Bedrooms       | 4                          |
| Bathrooms      | 3.00                       |
| Full Baths     | 3                          |
| Square Footage | 2,079                      |
| Acres          | 0.19                       |
| Year Built     | 1958                       |
| Type           | Residential                |
| Sub-Type       | Single Family Residence    |
| Status         | Closed                     |
| Listing Agent  | Angela Situ                |
| Listing Office | Pinnacle Real Estate Group |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 622 Dodsworth Avenue |
| Area        | 614 - Covina         |
| Subdivision | N/A                  |
| City        | Covina               |
| County      | Los Angeles          |
| Zip Code    | 91724                |

## Amenities

|                |      |
|----------------|------|
| Parking Spaces | 2    |
| # of Garages   | 2    |
| View           | None |
| Pool           | None |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

## Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | All Bedrooms Down |
| Heating           | Central           |
| Cooling           | Central Air       |
| Fireplace         | Yes               |
| Fireplaces        | Bonus Room        |
| # of Stories      | 1                 |
| Stories           | One               |

## School Information

|          |                       |
|----------|-----------------------|
| District | Covina Valley Unified |
|----------|-----------------------|

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 17th, 2025 |
| Days on Market  | 21                  |
| Zoning          | CVR175              |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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