

# \$1,288,000 - 9861 E Lemon Avenue, Arcadia

MLS® #AR25124416

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## \$1,288,000

3 Bedroom, 2.00 Bathroom, 1,307 sqft  
Residential on 0 Acres

N/A, Arcadia,

**MAJOR PRICE ADJUSTMENT** - This desirable property consists of the main residence with 1,307 sq ft. and two additional detached studios. The property offers tremendous opportunities for a new owner. The main residence consists of 3 spacious bedrooms and two baths. The living room is enhanced with a fireplace and is adjacent to the dining area and kitchen. The kitchen is equipped with built-in appliances and refurbished cabinetry. The home has beautiful wood flooring and new interior paint. The exterior of the dwellings also have new paint. The studio units are perfect for extended family, guests, home office or potential income. Each studio has a kitchenette, bath and yard space. The property is within close proximity to shopping, dining, public transportation and schools. This is the property you have been waiting for - make it your own!



Built in 1962

## Essential Information

MLS® #	AR25124416
Price	\$1,288,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,307
Acres	0.21

Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jeannie Vukovich
Listing Office	Coldwell Banker Realty

### **Community Information**

Address	9861 E Lemon Avenue
Area	605 - Arcadia
Subdivision	N/A
City	Arcadia
County	Los Angeles
Zip Code	91007

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Asphalt, Converted Garage, One Space, On Site
Garages	Asphalt, Converted Garage, One Space, On Site
View	Mountain(s)
Pool	None
Security	Smoke Detector(s)

### **Exterior**

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Lawn, Sprinklers In Front
Roof	Composition
Construction	Stucco

### **Interior**

Interior	Tile, Wood
Interior Features	All Bedrooms Down, Bedroom on Main Level, Ceramic Counters, In-Law Floorplan, Main Level Primary
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Range Hood, Water Heater
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Temple City Unified
Middle	Oak Avenue
High	Temple City

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	162
Zoning	LCRAYY
Short Sale	N
RE / Bank Owned	N

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