

\$858,000 - 9600 Broadway, Temple City

MLS® #AR25251220

\$858,000

2 Bedroom, 1.00 Bathroom, 1,151 sqft

Residential on 0 Acres

N/A, Temple City,

In the heart of the Temple City school district, this single level 2 bedroom 1 bath residence spans approximately 1,151 square feet and reveals a freshly elevated living experience.

Newly refinished hardwood floors set an elegant foundation, complemented by crisp new paint inside and out. All new windows bathe each room in natural light, creating a quiet sense of clarity and calm throughout the home. The kitchen enjoys remarkable volume for a home of this scale, a generous canvas for both everyday comfort and future elevated culinary design.

Meaningful capital improvements have already been executed with care. A brand new roof was installed in August 2025, the property was professionally fumigated and tented the same month, gas lines were pressure tested in September 2025, and landscaping has just been refreshed. The home is further supported by a newly installed ADT security system.

Outdoors, privacy unfolds behind block walls, and the ability to bring vehicles directly into the backyard adds highly practical day to day convenience. The grounds are intentionally low maintenance, anchored by a mature avocado tree that produces abundantly, an authentic expression of Southern California living. A Tuff Shed offers supplemental storage, complementing the generous storage already found throughout the home and garage.



With major structural and aesthetic enhancements already thoughtfully curated, this residence delivers the immediate pleasure of turnkey living today, coupled with the luxury of customizing the next layer of design at your own pace, all within one of the San Gabriel Valley's most respected school districts.

Built in 1953

Essential Information

MLS® #	AR25251220
Price	\$858,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,151
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ash Rizk
Listing Office	Coldwell Banker Realty

Community Information

Address	9600 Broadway
Area	661 - Temple City
Subdivision	N/A
City	Temple City
County	Los Angeles
Zip Code	91780

Amenities

Parking Spaces	2
# of Garages	2
View	Mountain(s)
Pool	None

Exterior

Lot Description Lawn, Landscaped, Sprinkler System, Street Level

Interior

Interior Features All Bedrooms Down, Bedroom on Main Level
Heating Central
Cooling None
Fireplace Yes
Fireplaces Family Room
of Stories 1
Stories One

School Information

District Temple City Unified

Additional Information

Date Listed November 3rd, 2025
Days on Market 4
Short Sale N
RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of February 1st, 2026 at 7:15am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.