

# **\$799,999 - 2612 San Dimas Canyon Road, La Verne**

MLS® #BB25048350

**\$799,999**

3 Bedroom, 2.00 Bathroom, 1,603 sqft

Residential on 0 Acres

N/A, La Verne,

Charming Fixer in a desirable La Verne neighborhood!

This 3-bedroom, 2-bath home offers a fantastic opportunity to make it your own. Located in a great neighborhood, this property features a spacious living room with high ceilings, a cozy fireplace, and large windows that let in plenty of natural light. The kitchen and bathrooms are ready for your personal touch, and the home's layout provides great potential for upgrades.

The attached 2-car garage offers ample storage space, a water heater, and a central HVAC unit. While the home does need some TLC, it has solid bones and tons of potential for investors or homeowners looking to customize their dream home.

With its prime location, close to top-rated schools, parks, and shopping, this is a rare find in La Verne. Don't miss this opportunity to add value and make this home shine!

Broker/Agent does not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information through



personal inspection and with appropriate professionals.

Buyer to verify all MLS info, including permits, bed/bath counts, square footage, school availability. Buyer is advised to investigate all aspects of the property & verify the accuracy of all information provided.

Built in 1979

## **Essential Information**

MLS® #	BB25048350
Price	\$799,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,603
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Boris Gutierrez
Listing Office	Media West Realty, Inc.

## **Community Information**

Address	2612 San Dimas Canyon Road
Area	684 - La Verne
Subdivision	N/A
City	La Verne
County	Los Angeles
Zip Code	91750

## **Amenities**

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

## Exterior

Lot Description      ZeroToOneUnitAcre

## Interior

Interior Features	All Bedrooms Down, Cathedral Ceiling(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District      Bonita Unified

## Additional Information

Date Listed	March 5th, 2025
Days on Market	13
Zoning	LVPR8A*
Short Sale	N
RE / Bank Owned	N

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