

# **\$808,000 - 2520 Park Avenue, La Verne**

MLS® #CV25020192

**\$808,000**

3 Bedroom, 2.00 Bathroom, 1,238 sqft

Residential on 0 Acres

N/A, La Verne,

Charming Mid-Century Home in the Heart of La Verneâ€™s Lordsburg Neighborhood!

Welcome to 2520 Park Avenue, a 1953-built gem thatâ€™s been lovingly owned by the same family for generations. This 3-bedroom, 2-bathroom SINGLE STORY home offers 1,238 sq. ft. of cozy living space and sits on a spacious 8,006 sq. ft. lot, blending history, charm, and exciting potential.

Step inside to discover a home filled with natural light and a warm, welcoming vibe. The layout is ideal for comfortable living, while the large backyard offers endless possibilities. The space is thoughtfully divided, making it perfect for creating a private ADU, a secret garden retreat, or an outdoor entertaining area.

Located in the highly desirable Lordsburg neighborhood, youâ€™ll be surrounded by classic and historic homes that showcase timeless character. This prime location is just steps from a beautiful park, perfect for morning strolls, picnics, or outdoor activities. Situated near the University of La Verne, renowned for its commitment to social mobility and academic excellence. Enjoy close proximity to Old Town La Verne, a bustling district filled with a variety of dining options and boutique shops, fostering a growing community spirit.

Practical features include an extra-long driveway that easily accommodates up to four cars, offering convenience. As well as a two



car garage for your storage needs, indoor laundry, gas fireplace and whole house fan. House also has was repiped with cooper pipes and newer air conditioner units.

Don't miss this opportunity to own a piece of La Verne's history while enjoying the modern potential of this unique property. Whether you're looking to create your forever home, invest in an income-generating investment property, or simply enjoy the charm of this classic neighborhood, 2520 Park Avenue is the perfect canvas for your dreams.

Built in 1953

## Essential Information

MLS® #	CV25020192
Price	\$808,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,238
Acres	0.18
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Carlos Samuelson
Listing Office	REALTY ONE GROUP WEST

## Community Information

Address	2520 Park Avenue
Area	684 - La Verne
Subdivision	N/A
City	La Verne
County	Los Angeles
Zip Code	91750

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Overhead Utilities, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	6
Parking	Door-Multi, Driveway, Garage, Garage Door Opener, Concrete
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Garage Door Opener, Concrete
View	Mountain(s), Park/Greenbelt
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	ZeroToOneUnitAcre, Front Yard, Garden, Landscaped, Near Park, Rectangular Lot, Street Level, Walkstreet, Yard
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Raised

## Interior

Interior	Carpet, Laminate
Interior Features	All Bedrooms Down, Block Walls, Main Level Primary
Appliances	Dishwasher, Gas Water Heater, Refrigerator, Disposal, Free-Standing Range, Gas Cooktop, Washer, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas, Gas Starter
# of Stories	1
Stories	One

## School Information

District	Bonita Unified
Middle	Romona
High	Bonita

## Additional Information

Date Listed	January 21st, 2025
Days on Market	9
Zoning	LVPR4.5D*
Short Sale	N
RE / Bank Owned	N

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