

# **\$685,000 - 1635 Delford Avenue, Duarte**

MLS® #CV25076193

**\$685,000**

2 Bedroom, 1.00 Bathroom, 1,202 sqft

Residential on 0 Acres

N/A, Duarte,

Endless Possibilities Await...This is a rare opportunity to transform a well-located property into the home of your dreams or a smart investment. Situated on a great sized lot, this FIXER UPPER offers incredible potential for investors, renovators, or buyers looking to create their own dream home. The spacious backyard provides room to expand the home (like your neighbor), build an ADU (like the neighbor behind) or design a private outdoor retreat complete with a pool, spa, or garden oasis. Inside, you'll find an inviting layout ideal for gatherings. The entry opens into a bright Living Room and adjacent Dining Area, leading to an extended Family Room with sliding doors that open to the backyard. Two well-sized bedrooms complete the floor plan. Enjoy the convenience of being centrally located to shopping and dining, the 210 Freeway, Gold Line and City of Hope. Whether you're looking to renovate, expand, or invest in a Single Family Residence with excellent potential, this is a must-see opportunity.



Built in 1948

## **Essential Information**

MLS® #	CV25076193
Price	\$685,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	1,202
Acres	0.19
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Donna Caines
Listing Office	Seven Gables Real Estate

## Community Information

Address	1635 Delford Avenue
Area	617 - Duarte
Subdivision	N/A
City	Duarte
County	Los Angeles
Zip Code	91010

## Amenities

Utilities	Sewer Connected, Water Connected
Parking Spaces	3
Parking	Door-Single, Driveway, Garage, Asphalt
# of Garages	1
Garages	Door-Single, Driveway, Garage, Asphalt
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard, Lawn, Yard, Street Level
Windows	Double Pane Windows
Roof	Composition
Foundation	Raised

## Interior

Interior	Laminate, Wood, Carpet
Interior Features	Open Floorplan
Appliances	Disposal, Gas Oven
Heating	Wall Furnace

Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Family Room, Free Standing
# of Stories	1
Stories	One

## School Information

District	Duarte Unified
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## Additional Information

Date Listed	April 5th, 2025
Days on Market	5
Zoning	DUR16500
Short Sale	N
RE / Bank Owned	N

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