

# **\$899,000 - 2039 Bolanos Avenue, Rowland Heights**

MLS® #CV25177190

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## **\$899,000**

4 Bedroom, 2.00 Bathroom, 1,319 sqft  
Residential on 0 Acres

N/A, Rowland Heights,

Welcome to your new and beautiful home in the awesome city of Rowland Heights. Within the 5,754 square foot lot sits an incredible home graced with 1,319 square feet of glorious single story living space with 4 generously sized bedrooms and 2 bathrooms. Inviting you in from the wide driveway, the front yard offers lovely curb appeal with green grass, mature trees and landscape & a white fence embracing the front yard. The front porch offers a seating area with great views of the neighborhood. You will enjoy this home for many years to come. As you step into the home, you will be greeted by a large living room with a fireplace for those chilly nights, newer laminate flooring and a slider opening to the covered patio and backyard. The kitchen has been newly remodeled with beautiful ceramic tile flooring, a farmhouse sink and window overlooking the front yard and neighborhood, cabinets with soft close doors and drawers. The kitchen eating area window and dining area window have Plantation shutters. The kitchen is very generously equipped with: pendant lighting, stainless steel appliances such as: a 5 burner gas stove & oven, ss hood, ss dishwasher, ss refrigerator. The built-in microwave oven is located just above your coffee bar which is beautified with a granite counter top and subway tile backsplash. Enjoy eating casual meals at your countertop bar seating area. For your convenience, the washer and dryer are located in the kitchen along with shelving for



storing your household necessities just behind the bi fold doors. The guest bathroom is simply stunning as it has been remodeled with a marble sink and countertop, new vanity, ceramic tile flooring, stunning shower, new faucets & toilet, and recessed lighting.

All 4 of the bedrooms have newer carpet & ceiling fans. The backyard has a covered patio and a green grassy area for the kids to play. A chain link dog run is perfect for your fur baby!

This home has many great features such as: Doubled pane windows, barn door closets, Pex plumbing & copper plumbing, security system with lighting, beautiful city and mountain views, top rated schools, shopping centers and so much more! Come see for yourself! This home has so much to offer and it won't last long! Do not miss this opportunity to own this gem!!!

Built in 1962

### **Essential Information**

MLS® #	CV25177190
Price	\$899,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,319
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Antoinette Gower
Listing Office	BERKSHIRE HATH HM SVCS CA PROP

### **Community Information**

Address	2039 Bolanos Avenue
Area	652 - Rowland Heights

Subdivision	N/A
City	Rowland Heights
County	Los Angeles
Zip Code	91748

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage, Paved
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage, Paved
View	City Lights, Hills, Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Security Lights, Security System, Smoke Detector(s)

### **Exterior**

Exterior	Concrete, Drywall, Ducts Professionally Air-Sealed, Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Sprinklers In Front, Sprinklers In Rear, Sprinklers Manual, Sprinkler System, Street Level, ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Plantation Shutters, Screens, Shutters
Roof	Composition
Construction	Concrete, Drywall, Ducts Professionally Air-Sealed, Stucco
Foundation	Slab

### **Interior**

Interior	Carpet, Tile, Vinyl
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Granite Counters, Main Level Primary, Open Floorplan, Pantry, Recessed Lighting
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Exhaust Fan, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Water Heater, Water To Refrigerator
Heating	Central, ENERGY STAR Qualified Equipment, Forced Air, High Efficiency
Cooling	Central Air, ENERGY STAR Qualified Equipment, High Efficiency
Fireplace	Yes

Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Rowland Unified
Elementary	Killian
Middle	Alvarado
High	Rowland

### **Additional Information**

Date Listed	November 27th, 2024
Days on Market	78
Short Sale	N
RE / Bank Owned	N

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