

# **\$898,500 - 1106 1106 1/2 Geraghty Avenue, Los Angeles**

MLS® #DW24244076

**\$898,500**

2 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Industrial-style all electric duplex located in City Terrace. Each of the two units features 1 bedroom and 1 1/2 baths with its own private 7-foot entrance, tree-level balcony, and patio.

Both units are equipped with ultra-high-efficiency Rheem Proterra smart water heaters, a Nortek cooling and heating system and interior fire sprinklers.

The interiors have 9-foot ceilings and double-pane windows. A sleek concrete block accent wall adds style, while 2 inches of insulation enhance efficiency and soundproofing.

Inside, the downstairs features an open floor plan with polished concrete floors, recessed LED lighting, sleek espresso kitchen cabinets, and white solid countertops. A powder room with granite countertops and storage completes the first floor. Glass railed stairs lead up to the second floor reserved for a single bedroom suite with a 10' wide closet, 9-foot ceilings, and a stylish bathroom featuring a tile and glass shower, twin sinks, and a separate toilet area. A convenient laundry space with storage complete the second floor.

Ring security cameras and a 6-foot fence, featuring honeysuckle, bougainvillea, and purple hopseed. The drought-resistant landscaping includes smart-controlled irrigation. Ground coverage includes gravel



and mulch. The foundation consists of 28 piles and 8" slabs. The front and back yards include a pomegranate tree, lemon tree and rain barrels.

The carport offers 9-foot clearance and space for up to four small or midsize cars, plus extra parking on the side. Pre-installed conduits make it easy to add an electric gate or for electric vehicle charging stations. Electrical panel is solar ready.

This home is eligible for the \$50,000 Ladder Up Grant from City National Bank.

Located just minutes from downtown LA, the Arts District, and Pasadena! Easy access to Cal State LA, USC Keck medical center, and the 10, 60, 710 and 5 Fwy's.

Built in 2024

## Essential Information

MLS® #	DW24244076
Price	\$898,500
Bedrooms	2
Bathrooms	4.00
Acres	0.12
Year Built	2024
Type	Residential Income
Sub-Type	Duplex
Style	Contemporary, Modern, Custom
Status	Closed
Listing Agent	Ana Pantoja
Listing Office	CENTURY 21 REALTY MASTERS

## Community Information

Address	1106 1106 1/2 Geraghty Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Los Angeles
County	Los Angeles

Zip Code 90063

## Amenities

Parking Spaces	2
Parking	Covered, Attached Carport, Carport, Paved
Garages	Covered, Attached Carport, Carport, Paved
View	Hills, Neighborhood
Pool	None
Security	Security System, Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Block, Glass, Stucco
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Landscaped, Sprinkler System
Windows	Double Pane Windows
Construction	Block, Glass, Stucco
Foundation	See Remarks, Slab

## Interior

Interior	Concrete
Interior Features	Built-in Features, Balcony, High Ceilings, Recessed Lighting, All Bedrooms Up, Block Walls, Granite Counters, Quartz Counters
Appliances	Dishwasher, Disposal, Microwave, Electric Range, Electric Water Heater
Heating	Central, High Efficiency
Cooling	Central Air, Electric, High Efficiency
Fireplaces	None
# of Stories	2
Stories	Two, Three Or More, Multi/Split

## Additional Information

Date Listed	November 8th, 2024
Days on Market	80
Zoning	LCR2
Short Sale	N
RE / Bank Owned	N

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