

# \$650,000 - 514 Angeleno Avenue, Azusa

MLS® #DW25025594

**\$650,000**

3 Bedroom, 2.00 Bathroom, 1,292 sqft

Residential on 0 Acres

N/A, Azusa,

Back on the market, Subject to cancelation of current escrow. This charming Azusa home offers a unique blend of indoor comfort and outdoor delight! Just minutes from the freeway and a short stroll to downtown, the property features 3-bedrooms, 2-bathrooms, plus a two car garage and two covered carports. Enjoy excellent curb appeal with a newer automatic sliding gate for added security, a large shade tree, and artificial grass perfect for kids to play. Inside, discover an open-concept design seamlessly connecting the living room, dining area, and family room, all enhanced by stylish laminate wood flooring. A convenient makeup station adds a touch of luxury. A large mirrored closet provides ample storage. Step out to a screened-in mid-court, ideal for relaxing bug-free while enjoying music or entertaining guests. The backyard is a true oasis, featuring lemon trees, bamboo planters, and an outdoor sitting area perfect for summer barbecues. Numerous upgrades enhance this home's value and appeal, including a powerful 1-ton A/C unit, retaining walls on all sides, automatic sliding gates (front and back), newer concrete leveling with drainage, artificial grass, and a concrete dog house. The interior has been beautifully updated in the last two years, with virtually everything feeling fresh and new. Inside, you'll find new wood laminate flooring throughout the main living areas and new carpet in the bedrooms. The updated bathrooms showcase new tile showers and granite countertops. The kitchen also features



granite countertops and a tile backsplash. Energy-efficient upgrades include new windows and LED light fixtures throughout, along with central heating and air conditioning. This truly one-of-a-kind property, with its thoughtful design and numerous upgrades, is sure to impress!

This is a perfect opportunity for the new owner to take over this project or even consider putting in an ADU. Listing Real Estate agent has ownership interest in the property. The property has additions without permits, buyer to satisfy inquiries with the city of Azusa. City Presale inspection available upon request.

Built in 1947

## Essential Information

MLS® #	DW25025594
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,292
Acres	0.16
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alberto Romero
Listing Office	Good Opportunity Company Inc.

## Community Information

Address	514 Angelino Avenue
Area	607 - Azusa
Subdivision	N/A
City	Azusa
County	Los Angeles
Zip Code	91702

## Amenities

Parking Spaces	6
# of Garages	2
View	Mountain(s)
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Front Yard, Garden, Near Public Transit, Yard
Roof	Flat, Rolled/Hot Mop

## Interior

Interior Features	Granite Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, SixBurnerStove, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Azusa Unified
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## Additional Information

Date Listed	February 4th, 2025
Days on Market	22
Zoning	AZPYYY
Short Sale	N
RE / Bank Owned	N

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