

\$789,999 - 145 N Encinitas Avenue, Monrovia

MLS® #OC25012867

\$789,999

2 Bedroom, 1.00 Bathroom, 1,200 sqft

Residential on 0 Acres

N/A, Monrovia,

Discover a unique opportunity in the North Encinitas Historical District. If you envision reviving a historic property, this project is for you. This non-contributor could qualify for Mills Act benefits with proper rehabilitation, offering a lucrative chance for those ready to embark on this journey.



Property Details:

Configuration: 2-Bedroom, 1-Bathroom

Living Spaces: Spacious living room, dining area, and family-room kitchen combination

Size: 7,450 sq ft lot with 1,200 sq ft living space

Condition: Requires complete overhaul
This 'diamond in the rough' awaits transformation to merge modern living with historical charm. It's a chance to contribute to Monrovia's legacy and community spirit.

Location Benefits:

Proximity: Two blocks from Old Town Monrovia

Accessibility: Excellent freeway and public transportation access

The neighborhood offers a lifestyle that combines modern convenience with historical allure.

Ideal Buyer:

Perfect for investors or seasoned homeowners. With the right vision, this is a rewarding endeavor to achieve personal and financial goals through Mills Act benefits.

Legal Notes:

Though currently a non-contributor, achieving contributor status can make it eligible for Mills Act benefits, often including property tax relief.

Built in 1910

Essential Information

MLS® #	OC25012867
Price	\$789,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,200
Acres	0.17
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	David Jervis
Listing Office	Coldwell Banker Realty

Community Information

Address	145 N Encinitas Avenue
Area	639 - Monrovia
Subdivision	N/A
City	Monrovia
County	Los Angeles
Zip Code	91016

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Concrete
# of Garages	2
Garages	Driveway, Concrete

View	None
Pool	None

Exterior

Exterior	Frame, Stucco
Lot Description	Back Yard, Front Yard, Near Public Transit, Value In Land
Roof	Composition, Shingle
Construction	Frame, Stucco
Foundation	Raised

Interior

Interior	Carpet, Wood
Interior Features	All Bedrooms Down, Separate/Formal Dining Room
Appliances	Gas Water Heater, SixBurnerStove
Heating	Floor Furnace
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Monrovia Unified
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Additional Information

Date Listed	January 16th, 2025
Days on Market	14
Zoning	MORM*
Short Sale	N
RE / Bank Owned	N

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