

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

MLS® #OC25012867

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## **\$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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