

# \$680,000 - 1766 1st Street, La Verne

MLS® #OC25068102

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## \$680,000

2 Bedroom, 1.00 Bathroom, 856 sqft  
Residential on 0 Acres

N/A, La Verne,

Two-bedroom, one bath home with 580 Square Feet, 240 Square Foot Basement area and detached ADU Studio with 276 Square feet, on large 6,155 Square Foot lot. Both are separately metered for all utilities and individual addresses. Updated dual pane windows and mini-AC/heater each unit. The city allows an additional Junior ADU on the property. Main house is rented for \$1,942 and ADU rent is \$1,250. Long term tenants. Near Downtown La Verne with shops, restaurants, La Verne College, Kuns Park and award-winning schools. Walking distance to the new Gold Line train station, University of La Verne and the LA County Fairgrounds. All freeways are nearby. Please do not Disturb tenants. Easy access to Bonelli Park, Mountain Meadows Golf Course and Puddingstone Lake. Large avacado tree in rear with plenty of fruit.



Built in 1936

## Essential Information

MLS® #	OC25068102
Price	\$680,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	856
Acres	0.14
Year Built	1936

Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Manuel Bernal
Listing Office	Sunbelt Realty Services

## Community Information

Address	1766 1st Street
Area	684 - La Verne
Subdivision	N/A
City	La Verne
County	Los Angeles
Zip Code	91750

## Amenities

Utilities	Cable Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Gravel, Off Street
Garages	Gravel, Off Street
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Shingle Siding
Lot Description	Back Yard, Rectangular Lot, Street Level, Yard, Near Park
Windows	Double Pane Windows, Screens
Roof	Asphalt
Construction	Shingle Siding

## Interior

Interior	Carpet, Vinyl
Interior Features	Eat-in Kitchen, Laminate Counters, Unfurnished
Appliances	Gas Oven, Water Heater, Vented Exhaust Fan
Heating	Combination
Cooling	Dual
Fireplaces	None
# of Stories	1
Stories	One

**School Information**

District	Bonita Unified
High	Bonita

**Additional Information**

Date Listed	March 28th, 2025
Days on Market	54
Zoning	LVPR10A*
Short Sale	N
RE / Bank Owned	N

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