

# **\$899,900 - 16102 Placid Drive, Whittier**

MLS® #OC25129032

**\$899,900**

3 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0 Acres

N/A, Whittier,

Entertainers Delight in East Whittier. This single level home straddles Los Angeles and Orange Counties with access to Lowell Joint Union SD. An upgraded in-kitchen dining area includes Quartz counter tops, stacked glass tile back splash, stainless steel hood vent, white cabinets, ss sink, touch free faucet, Puronics reverse osmosis drinking water system, ss microwave and convection oven with a gas cooktop.

Direct oversized garage access leads to storage cabinets and fully built-out overhead storage area with overhead joists and lighting w/ stair access. Open beam dining area open to gas/wood burning stone fireplace with remote access modern fans and wood-like vinyl flooring. An entertainers backyard is perfect for hosting intimate or larger gatherings complete with built in direct gas-plumbed BBQ and bar, fire pit, brick planters with tasteful landscaping, drip system, up lighting, and an expansive long lasting aluminum patio cover the width of the home. Stamped colored concrete and grass with tropical and popular foliage round out the back yard with a durable block wall fence on all 3 sides.

Energy efficient dual paned windows and modern Hunter fans installed throughout the home. Other quality home improvements include new A/C unit and ducts, upgraded 200 Amp service, rain gutters, tankless water heater, smart thermostat, Blink security camera, 3 inch Norman wood shutters



throughout and utility sink ready connection in garage. Located in highly awarded Lowell School District near shopping, entertainment, golf course, parks and restaurants

Built in 1962

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | OC25129032              |
| Price          | \$899,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,400                   |
| Acres          | 0.15                    |
| Year Built     | 1962                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Closed                  |
| Listing Agent  | Adam Alcaraz            |
| Listing Office | Coldwell Banker Realty  |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16102 Placid Drive |
| Area        | 670 - Whittier     |
| Subdivision | N/A                |
| City        | Whittier           |
| County      | Los Angeles        |
| Zip Code    | 90604              |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 5  |
| Parking        | Concrete, Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Driveway Up Slope From Street, Garage Faces Side, Oversized |
| # of Garages   | 2  |
| Garages        | Concrete, Door-Multi, Direct Access, Driveway, Garage, Garage Door Opener, Driveway Up Slope From Street, Garage Faces Side, Oversized |
| View           | None   |

|          |  |
|----------|--|
| Pool     | None   |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Drywall, Frame, Stucco, Concrete   |
| Exterior Features | Barbecue, Lighting, Misting System, Rain Gutters                                       |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Yard |
| Windows           | Double Pane Windows, Bay Window(s)   |
| Roof              | Composition  |
| Construction      | Drywall, Frame, Stucco, Concrete   |
| Foundation        | Slab   |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Tile, Vinyl  |
| Interior Features | Breakfast Bar, Eat-in Kitchen, Quartz Counters, Storage, All Bedrooms Down, Main Level Primary, Primary Suite, Beamed Ceilings, Pull Down Attic Stairs |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Family Room, Gas, Wood Burning   |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

|            |                      |
|------------|----------------------|
| District   | Lowell Joint Unified |
| Elementary | Meadow Green         |
| Middle     | Rancho Starbuck      |
| High       | La Habra             |

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 10th, 2025 |
| Days on Market  | 5               |
| Zoning          | LCRA6000*       |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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