

\$1,299,000 - 2763 Brookhill Street, La Crescenta

MLS® #P1-21257

\$1,299,000

4 Bedroom, 3.00 Bathroom, 2,750 sqft

Residential on 0 Acres

N/A, La Crescenta,

Large, thoroughly remodeled 4 bed/3 bath home with two suites in La Crescenta's sweet spot: on a cul de sac, steps away from both double Blue Ribbon Award-winning Monte Vista Elementary and beloved Two Strike Park. The home was completely renovated in 2020, when the family room at the rear of the home was added with permits. Also completely new from that time are the kitchen, family room, laundry room, junior bathroom and many home systems. Among the many upgrades made: new roof and gutters for the whole house; new HVAC system; new 200 amp electrical; new siding for the whole house; new engineered wood floors; new kitchen cabinets and quality GE and Bosch appliances; new washer and dryer; complete renovation of downstairs master bathroom; new doors; new interior and exterior lighting; some new windows (the whole house features dual panes); new water purification system; new electrical conduit box in the garage for EV charger. Among the home's other great features are the 6800 SF lot with flat grassy front and back yard spaces, large, second bedroom suite above the garage, the workshop room in the garage, and the utility room in the backyard that can probably be reconfigured as a small office. Assigned to La Crescenta's award-winning Blue Ribbon schools K-12 (Rosemont Junior High is also quite close to the home). Title shows 2432 SF, which does not include the permitted addition. This is just a really great home for



those who would like something large, remodeled (and not flipped), and with prime location near schools.

Built in 1950

Essential Information

MLS® #	P1-21257
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,750
Acres	0.16
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Monica An
Listing Office	Society Realty

Community Information

Address	2763 Brookhill Street
Area	635 - La Crescenta/Glendale Montrose & Annex
Subdivision	N/A
City	La Crescenta
County	Los Angeles
Zip Code	91214

Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Mountain(s)
Pool	None

Exterior

Exterior	Copper Plumbing
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Lot Description	Sprinklers In Front, Yard, Sprinklers In Rear
Construction	Copper Plumbing

Interior

Appliances	Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
Stories	Two

School Information

Elementary	Monte Vista
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Additional Information

Date Listed	March 13th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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