

# **\$780,000 - 10245 Elmore Avenue, Whittier**

MLS® #PW25011665

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## **\$780,000**

3 Bedroom, 1.00 Bathroom, 1,116 sqft

Residential on 0 Acres

N/A, Whittier,

~WOW~WOW~WOW~ ADU Potential!!! Over 10,000 sqft lot. Four car garage with 220 volts for air compressor or welder. You won't want to miss this one! Paid for Solar panels to help you save big on electricity. The seller tells me that 5 motorcycles were built in this garage that speed world records. This fine home has been professionally repainted outside nicely painted inside, so it's ready for you to move in to! Located on LARGE lot on a private cul-de-sac (read: low traffic!) in Whittier, this 3 bedroom, 1 bathroom home has so much to offer! The primary bedroom is HUGE, and so is the 4 car garage! When I walk up the long driveway, I'm struck with how spacious the lot is - it's just about as big in front of the house as it is behind, which means that there are lots of options for future ADU construction for you to maximize the financial return on your space! As you step inside, you'll notice that the light, bright, roomy feeling of the home. There are plenty of newer Energy Efficient Windows which provide natural light and energy efficiency. There are even a few charming details from the house's original features, like the fancy wood trim around the linen closet opening in the hallway, and the ironing board closet in the laundry room. You'll enjoy granite countertops in the kitchen, and the view from the kitchen sink window - great for keeping an eye on things in the back yard! The laundry room - conveniently located just off of the kitchen - is great for easy multitasking. The laundry room also has a door to the back yard,



and is big enough to double as a bit of a mud room where everyone can change shoes and keep the great outdoors out. I also love how the back of the house and the garage are situated - lots of potential for an outdoor living oasis. Interesting note. The seller tells me that 5 motorcycles were built in this garage that speed world records. Don't wait on this one - it won't last long on the market!

Built in 1948

**Essential Information**

MLS® #	PW25011665
Price	\$780,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,116
Acres	0.24
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Vance Nordine
Listing Office	Nordine Realty, Inc

**Community Information**

Address	10245 Elmore Avenue
Area	670 - Whittier
Subdivision	N/A
City	Whittier
County	Los Angeles
Zip Code	90604

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Parking Spaces	4
Parking	Garage Faces Front, Concrete, Driveway, Garage, Off Street, RV Potential
# of Garages	4
Garages	Garage Faces Front, Concrete, Driveway, Garage, Off Street, RV Potential
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Level, Street Level
Windows	Double Pane Windows
Roof	Composition
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Bedroom on Main Level, Main Level Primary, Eat-in Kitchen, Granite Counters
Appliances	Gas Range, Gas Oven
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Whittier Union High
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## Additional Information

Date Listed	January 15th, 2025
Days on Market	30
Zoning	LCRA06
Short Sale	N
RE / Bank Owned	N

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