

# **\$1,225,000 - 8213 Ocean View Avenue, Whittier**

MLS® #PW25084470

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## **\$1,225,000**

4 Bedroom, 2.00 Bathroom, 2,133 sqft  
Residential on 0 Acres

N/A, Whittier,

Don't miss this opportunity to own this lovely Victorian home. Built in 1892, this home has been beautifully maintained through the years. The prior owner received an award from the Whittier Conservancy in 2001 for the design consistency of the garage rebuild. It was designed to blend with the architecture of the main house. The prior garage was a single car structure. Presently, a portion of the garage is being used as a one bedroom, one bath, apartment which is presently vacant. Home features include: remodeled front porch, beveled/leaded glass front door (believed to be oak) high ceilings, corner hutch, dining room chandelier, living room stained glass windows, mahogany bookcases flanking the fireplace, mahogany wainscoting in the rear parlor, mahogany floors in the lower level, upstairs the wood floor is oak. Both baths has been remodeled; Kohler fixtures, newer toilets, basketweave tile floor, marble counter, subway shower tile, GFI's, +. Newer pex plumbing throughout - no galvanized; new hot water heater (40 gal); drain line to sewer replaced; fresh paint in most of the house. Kitchen remodeled about 10 yrs ago; Corian countertops; Custom cabinets - Shaker Design - auto closing/lazy susan; Viking stove, new dishwasher, Samsung refrig, Sharp microwave; oversized porcelain dbl sink; oak floors installed; all appliances replaced at that time. Wall board, tin splash....all in keeping with the homes character. Forced air heating; A/C install scheduled 6/9.. Indoor laundry is



closeted in the back parlor space. All bedrooms are upstairs. The primary bedroom has a walkin closet & an ensuite with a jacuzzi tub. Exiting the house from the parlor room deck, the custom fencing & arched gateway lead you to a professionally designed rear yard with brick walkways, patio, gazebo, porch & deck, flower beds & fruit trees that are all part of the ambiance of the backyard.

On the side and back of the garage structure are entrances to the single story guest house. It is available to be seen. It is a one bedroom, one bath with a closeted stackable washer/dryer, kitchen, living room and small private grassy back space. Electric, gas, and water are not metered separately from the main house. It is particularly appropriate for extended family, or intergeneratioal living. Appointments such as flooring are newer.... installed in recent years.

Built in 1892

### **Essential Information**

MLS® #	PW25084470
Price	\$1,225,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	2,133
Acres	0.24
Year Built	1892
Type	Residential
Sub-Type	Single Family Residence
Style	Victorian
Status	Closed
Listing Agent	Marsha Keeney
Listing Office	Berkshire Hathaway HomeServices California Properties

### **Community Information**

Address	8213 Ocean View Avenue
Area	670 - Whittier
Subdivision	N/A
City	Whittier
County	Los Angeles
Zip Code	90602

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Overhead Utilities, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Garage Faces Front
# of Garages	2
Garages	Concrete, Garage Faces Front
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior Features	Lighting
Lot Description	ZeroToOneUnitAcre, Front Yard, Garden, Street Level, Yard, Landscaped, Lawn, Near Park, Sprinklers Manual
Windows	Drapes, Stained Glass, Wood Frames
Roof	Composition
Foundation	Raised

### **Interior**

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Primary Suite, All Bedrooms Up, Chair Rail, Crown Molding, Galley Kitchen, Separate/Formal Dining Room
Appliances	Dishwasher, Free-Standing Range, Disposal, Gas Water Heater, Refrigerator, Range Hood, Gas Oven, Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

### **School Information**

District	East Whittier Unified
Elementary	Ocean View
Middle	East Whittier
High	California

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	28
Zoning	WHR110
Short Sale	N
RE / Bank Owned	N

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