

# **\$649,000 - 8827 Boyar Avenue, Whittier**

MLS® #PW25091768

**\$649,000**

2 Bedroom, 1.00 Bathroom, 824 sqft

Residential on 0 Acres

N/A, Whittier,

TAKE A LOOK AT THIS CUTE RANCH STYLE HOME! LOCATED IN ONE OF EAST WHITTIER'S HIGHLY SOUGHT OUT NEIGHBORHOODS. THE PROPERTY CONSIST OF 2 BEDROOMS AND 1 BATH. THE KITCHEN HAS BEEN REMODELED WITH NEW WHITE KITCHEN CABINETS, SPARKLING WHITE QUARTZ COUNTERTOPS, STAINLESS STEEL SINK AND NEW LAMINATE FLOORS. THE LIVING ROOM IS OF GOOD SIZE AND CONSIST OF CARPETED FLOORS (PER THE SELLER, THE ORIGINAL HARDWOOD FLOORS ARE UNDERNEATH THE CARPET IN THE LIVING ROOM, DINING AREA AND BEDROOMS), CROWN AND BASE MOLDINGS, THERE'S ALSO A SMALL EATING AREA NEXT TO THE LIVING ROOM AND KITCHEN. THE BATHROOM HAS SOME UPGRADES, SUCH AS A NEWER SINGLE SINK VANITY, NEWER TOILET AND LAMINATE FLOORS. BEDROOMS ARE OF GOOD SIZE AND THERE'S HARDWOOD FLOORS UNDER THE CARPET. SOME ADDITIONAL UPGRADES ARE NEW DOUBLE PANE WINDOWS, NEWER EXTERIOR STUCCO, NEW PEX PLUMBING THROUGHOUT THE HOUSE, THE PROPERTY HAS BEEN RECENTLY TENTED FOR TERMITES, THERE'S ALSO THREE NEWER STORAGE SHEDS THAT WILL STAY WITH THE SALE. THE LOT HAS PLENTY OF LAND FOR ADDITIONAL CONSTRUCTION. THE STREET IS LINED



WITH MAGNOLIA TREES AND YOU ARE  
WITHIN MINUTES TO LAUREL  
ELEMENTARY, EAST WHITTIER MIDDLE  
SCHOOL, CALIFORNIA HIGH SCHOOL, THE  
QUAD SHOPPING MALL AND UPTOWN  
WHITTIER.

Built in 1949

## Essential Information

MLS® #	PW25091768
Price	\$649,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	824
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Willie Garcia
Listing Office	NextGen Properties

## Community Information

Address	8827 Boyar Avenue
Area	670 - Whittier
Subdivision	N/A
City	Whittier
County	Los Angeles
Zip Code	90605

## Amenities

Parking Spaces	1
Parking	Driveway, Garage, Door-Single
# of Garages	1
Garages	Driveway, Garage, Door-Single
View	None

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

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Raised

## Interior

Interior	Carpet, Laminate
Interior Features	Quartz Counters
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Electric
# of Stories	1
Stories	One

## School Information

District	Whittier Union High
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## Additional Information

Date Listed	April 25th, 2025
Days on Market	3
Zoning	WHR1YY
Short Sale	N
RE / Bank Owned	N

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