

# \$825,000 - 10441 La Mirada Boulevard, Whittier

MLS® #PW25104225

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## \$825,000

4 Bedroom, 2.00 Bathroom, 1,764 sqft

Residential on 0 Acres

N/A, Whittier,

Wouldn't it be great to own a home, that includes an income producing addition?? The main home has 4 bedrooms, 2 bath of 1,454 square feet. It also has a permitted (1987) 310 square foot studio, with a fireplace and bathroom. There are accessible water and electric hookups in the studio where there was once a sink and stove. This studio does have its own entrance or can be accessed from the interior family room. You may choose to use it as a 5th bedroom with an additional bathroom.

There is so much more about this gem. It has an updated kitchen with pullout doors and drawers, beautiful upper glass cabinet doors, stainless steel appliances and vinyl flooring. The bathrooms are remodeled, one of them that has a walk-in bathtub with support handles, another is a walk-in shower. The exterior of the home has excellent curb appeal, a newer roof, a detached 2 car garage with additional pull in parking, through an electric/remote controlled wrought iron fence.



Built in 1950

## Essential Information

MLS® #	PW25104225
Price	\$825,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,764

Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Stacy Reed
Listing Office	T.N.G. Real Estate Consultants

## Community Information

Address	10441 La Mirada Boulevard
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
Parking Spaces	2
Parking	Door-Multi, Garage, Garage Faces Rear, Gated, Guest
# of Garages	2
Garages	Door-Multi, Garage, Garage Faces Rear, Gated, Guest
View	None
Waterfront	Pond
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Lawn, Near Park, Yard
Roof	Composition
Construction	Stucco
Foundation	Raised

## Interior

Interior	Vinyl, Wood, Tile
Interior Features	Pantry, All Bedrooms Down, Built-in Features, In-Law Floorplan, Sunken Living Room, Track Lighting

Appliances	Dishwasher, Microwave, Self Cleaning Oven, Water Heater, Dryer, Washer, Double Oven, Electric Oven, Gas Cooktop, Gas Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Guest Accommodations
# of Stories	1
Stories	One

### **School Information**

District	Whittier Union High
Elementary	Orchard Dale
Middle	Hillview
High	La Serna

### **Additional Information**

Date Listed	April 20th, 2025
Days on Market	8
Zoning	LCR1*
Short Sale	N
RE / Bank Owned	N

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