

# \$850,000 - 14453 Watkins Drive, La Mirada

MLS® #PW25155637

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## \$850,000

4 Bedroom, 2.00 Bathroom, 1,655 sqft  
Residential on 0 Acres

N/A, La Mirada,

Lovely single-story home in a desirable La Mirada neighborhood close to fantastic dining, shopping, and amenities. This beautifully rehabbed residence is move-in ready and loaded with upgrades, including new luxury vinyl flooring, fresh interior and exterior paint, new sod and sprinklers in the front yard, and low-maintenance artificial turf in the backyard. The remodeled kitchen features elegant quartz countertops, and the updated bathrooms offer modern finishes.

Additional improvements include a newer central A/C and heating system, insulated walls for energy efficiency, a new 200 amp electrical panel, a new garage door, and a recently tuned-up roof treated by Roof Maxx with a transferable 5-year warranty. The versatile addition can serve as a spacious 4th bedroom or an oversized family room to fit your lifestyle needs.

Located in a sought-after area with excellent schools, this home is a wonderful opportunity. Schedule your showing today!

Built in 1956

## Essential Information

|          |            |
|----------|------------|
| MLS® #   | PW25155637 |
| Price    | \$850,000  |
| Bedrooms | 4          |



|                |                                |
|----------------|--------------------------------|
| Bathrooms      | 2.00                           |
| Full Baths     | 1                              |
| Square Footage | 1,655                          |
| Acres          | 0.15                           |
| Year Built     | 1956                           |
| Type           | Residential                    |
| Sub-Type       | Single Family Residence        |
| Status         | Closed                         |
| Listing Agent  | Jacqueline Orzechowski         |
| Listing Office | T.N.G. Real Estate Consultants |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 14453 Watkins Drive |
| Area        | M3 - La Mirada      |
| Subdivision | N/A                 |
| City        | La Mirada           |
| County      | Los Angeles         |
| Zip Code    | 90638               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete |
| # of Garages   | 2  |
| Garages        | Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete |
| View           | None   |
| Pool           | None   |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s)                     |

### Exterior

|                 |   |
|-----------------|---|
| Exterior        | Copper Plumbing, Wood Siding  |
| Lot Description | Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System, Yard, Gentle Sloping, Near Public Transit, Sprinklers In Front |
| Windows         | Double Pane Windows   |
| Roof            | Composition   |
| Construction    | Copper Plumbing, Wood Siding  |
| Foundation      | Slab, Raised  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Quartz Counters, All Bedrooms Down, Bedroom on Main Level, |
|-------------------|--|

|              |  |
|--------------|--|
|              | Granite Counters, Recessed Lighting    |
| Heating      | Central                                |
| Cooling      | Central Air                            |
| Fireplace    | Yes                                    |
| Fireplaces   | Gas Starter, Living Room, Wood Burning |
| # of Stories | 1                                      |
| Stories      | One                                    |

### **School Information**

|            |                     |
|------------|---------------------|
| District   | Norwalk - La Mirada |
| Elementary | Eastwood            |
| Middle     | Benton              |
| High       | La Mirada           |

### **Additional Information**

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 24th, 2024 |
| Days on Market  | 7                    |
| Zoning          | LMR1*                |
| Short Sale      | N                    |
| RE / Bank Owned | N                    |

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