

# **\$1,798,000 - 3209 Larga Avenue, Los Angeles**

MLS® #SR24121780

**\$1,798,000**

6 Bedroom, 5.00 Bathroom, 2,403 sqft

Residential on 0 Acres

N/A, Los Angeles,

Price correction to get sold now! Seller wants an offer! INVESTORS IDEAL PROPERTY OR LIVE IN ONE RENT ONE Incredible and rare opportunity to own newer construction on a quiet street in one the most sought after neighborhoods in Los Angeles, Atwater Village. This is such a unique opportunity- The Lot hosts 2 homes! Perfect for an investor or a multi- gen family. A 2 story front home featuring 3 bedrooms and 3 bathrooms in 1179 sq feet . The rear single story home features 3 bedrooms and 2 bathrooms in 1061 square ft and for a bonus there is an additional rec room/ office - 163 sq ft in the rear.. There are 4 parking places- including the 2 car garage. This property has so many possibilities for use. Live in one- rent the other, Have parents live in one, or rent both properties for income. The Atwater neighborhood offers so much in walking distance. Farmers markets, Sunday brunch, theatre performances and more. Excellent eastside to central LA location.



Built in 2021

## **Essential Information**

MLS® #	SR24121780
Price	\$1,798,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5

Square Footage	2,403
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ronda Chobanian
Listing Office	HomeSmart Evergreen Realty

## Community Information

Address	3209 Larga Avenue
Area	606 - Atwater
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90039

## Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

## Exterior

Lot Description	Drip Irrigation/Bubbler, ZeroToOneUnitAcre
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## Interior

Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	One, Two

## School Information

District	Atwater
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## Additional Information

Date Listed	June 14th, 2024
Days on Market	155

Zoning                    LAR1

Short Sale                N

RE / Bank Owned        N

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