

# \$719,900 - 13104 Hoyt Street, Pacoima

MLS® #SR25142761

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## \$719,900

3 Bedroom, 2.00 Bathroom, 1,209 sqft  
Residential on 0 Acres

N/A, Pacoima,

Investor's Dream! Great Opportunity with ADU Potential Don't miss out on this fantastic investment opportunity! This 3-bedroom, 2-bath home sits on a generous lot with a functional layout and tons of potential. With a bit of vision and renovation, this property could be transformed into a beautiful dream home or lucrative rental. The detached garage offers the exciting potential for an Accessory Dwelling Unit (ADU), adding future value and income possibilities. Located conveniently close to schools, shopping centers, and major freeways, this home is perfectly situated for both families and commuters. Eligible for first time home buyers may also qualify for a \$20,000 grant from City National Bank. Schedule your private tour today and bring your imagination—this property won't last long!



Built in 1952

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | SR25142761 |
| Price          | \$719,900  |
| Bedrooms       | 3          |
| Bathrooms      | 2.00       |
| Full Baths     | 2          |
| Square Footage | 1,209      |
| Acres          | 0.16       |
| Year Built     | 1952       |

|                |                         |
|----------------|-------------------------|
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Juan Fukunaga           |
| Listing Office | Century 21 Masters      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13104 Hoyt Street |
| Area        | PAC - Pacoima     |
| Subdivision | N/A               |
| City        | Pacoima           |
| County      | Los Angeles       |
| Zip Code    | 91331             |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Driveway    |
| # of Garages   | 2           |
| Garages        | Driveway    |
| View           | City Lights |
| Pool           | None        |

### Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

### Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | All Bedrooms Down |
| Heating           | Central           |
| Cooling           | Central Air       |
| Fireplaces        | None              |
| # of Stories      | 1                 |
| Stories           | One               |

### School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 8               |

Zoning                      LAR1

Short Sale                N

RE / Bank Owned      N

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