

\$663,328 - 11812 3rd Avenue, Lynwood

MLS® #V1-25979

\$663,328

2 Bedroom, 1.00 Bathroom, 912 sqft
Residential on 0 Acres

N/A, Lynwood,

Welcome to 11812 3rd Ave, Lynwood, CA 90262--a charming and updated single-family home that's ready to welcome you. This residence blends comfort with modern conveniences, making it an ideal choice for families and individuals alike. The current owner has cherished many memories here and hopes you will too. **Key Features:** **Spacious Living:** Two generous bedrooms and a well-appointed bathroom provide the perfect space for relaxation and everyday living. **Bright Living Area:** Flooded with natural light, creating a warm and inviting atmosphere for family gatherings and entertainment. **Modern Kitchen:** Designed with abundant storage and modern appliances, turning meal preparation into a delightful experience. **Recent Upgrades Include:** **New Roofs:** Entire house roof replaced in 2020 and the garage roof in 2021 for durability and peace of mind. **Energy Efficiency:** Double-pane windows throughout enhance insulation and energy savings. **Versatile Finished Garage:** Completed in 2020 with drywall, a window, recessed lighting, and updated electrical wiring--perfect as an extra room, workshop, or creative studio. **Climate Comfort:** Stay cool with the new mini-split AC unit installed just three months ago. **Enhanced Security and Connectivity:** Equipped with a WiFi-enabled camera router in the garage, complemented by HD security cameras with night vision around the house. **Outdoor Convenience:** New backyard faucets added three months ago and a living room door



installed in 2020 for easy backyard access. Additional Features: Ample Parking and Versatile Space: Access additional parking through the alley leading to a spacious area accommodating up to six cars. This versatile space can also serve as a fantastic venue for backyard parties, or for parking work trucks and RVs. Lush Backyard: Enjoy the charm of your own private limes, apples, and other fresh greenery, perfect for a touch of nature and tranquility. Suburban Comfort: Charming Yard: Ideal for gardening, entertaining, or simply soaking up the sun. Prime Location: Nestled in a friendly neighborhood with convenient access to schools, shopping centers, parks, and major freeways, easing your daily commute. Whether you're a first-time homebuyer, planning to downsize, or seeking a solid investment opportunity, this home offers a wonderful blend of charm, comfort, and modern amenities. Don't miss the chance to make 11812 3rd Ave your new home sweet home! Come take a look, motivated seller.

Built in 1951

Essential Information

MLS® #	V1-25979
Price	\$663,328
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.09
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Fernando Juarez
Listing Office	Best in Show Realty, Inc.

Community Information

Address	11812 3rd Avenue
Area	RM - Lynwood
Subdivision	N/A
City	Lynwood
County	Los Angeles
Zip Code	90262

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Phone Not Available, Sewer Available, Sewer Connected, Sewer Not Available, Water Available, Water Connected
Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	Yard
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Interior

Interior	Laminate
Interior Features	All Bedrooms Down, Bedroom on Main Level, Eat-in Kitchen, Unfurnished
Heating	Electric, Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	September 27th, 2024
Days on Market	126
Zoning	LYR1
Short Sale	N
RE / Bank Owned	N

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