

\$845,125 - 12831 Shreve Road, Whittier

MLS® #WS24231235

\$845,125

4 Bedroom, 2.00 Bathroom, 2,364 sqft
Residential on 0 Acres

N/A, Whittier,

Discover a unique opportunity in the heart of Whittier, on the market for the first time in 40 years. This two-story single-family residence occupies a expansive lot exceeding 10,000 square feet. It is zoned for two homes and offers sufficient space for an accessory dwelling unit in the future. The previous owners altered the original design to enhance rental potential. The ground level features a large one-bedroom, one-bathroom apartment with a spacious living area and the benefit of both front and rear exits. The primary residence includes a generous living room, a distinct dining area, and a grand flagstone gas fireplace, adjacent to a custom-tiled kitchen with a gas stove. Additionally, there's a downstairs bathroom and a large laundry room equipped for a gas dryer. Ascend the staircase to find two bedrooms served by a sizable full bathroom. A separate studio apartment with its own entryway adds to the rental possibilities. Leasing all three units could yield a modest monthly income of \$6,000 or more. Alternatively, reside in the main house and rent the other units for immediate income, while envisioning and constructing your dream home on the back of the lot. Size truly matters with this property, making it an ideal "family compound" for multi-generational living. Personalize the home to fit your preferences and way of life. While the property is a "fixer upper", the potential for customization is limitless. Yes, customize the home to your liking, and make it yours. The property is sold



"As Is," with no seller guarantees or warranties. Buyers should independently verify square footage and other property specifics.

Built in 1947

Essential Information

MLS® #	WS24231235
Price	\$845,125
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	2,364
Acres	0.23
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Albert Jones
Listing Office	MORTGAGE MAVENS INC.

Community Information

Address	12831 Shreve Road
Area	670 - Whittier
Subdivision	N/A
City	Whittier
County	Los Angeles
Zip Code	90602

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	11
Parking	Door-Multi, Driveway Level, Garage
# of Garages	2
Garages	Door-Multi, Driveway Level, Garage
View	None
Pool	None

Exterior

Exterior	Drywall, Concrete
Lot Description	ZeroToOneUnitAcre
Roof	Composition
Construction	Drywall, Concrete

Interior

Interior Features	Bedroom on Main Level
Heating	Floor Furnace
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Whittier Union High
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Additional Information

Date Listed	October 21st, 2024
Days on Market	19
Short Sale	N
RE / Bank Owned	N

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