

# \$1,068,888 - 2212 Montera Drive, Hacienda Heights

MLS® #WS25003923

**\$1,068,888**

4 Bedroom, 2.00 Bathroom, 1,576 sqft

Residential on 0 Acres

N/A, Hacienda Heights,

Welcome to 2212 Montera Drive, a charming property nestled in the heart of Hacienda Heights. This beautifully remodeled modern home offers a harmonious blend of design, style, comfort, and convenience, with incredible potential for future growth. Set on a spacious lot, the property includes approved plans to build an Accessory Dwelling Unit (ADU) \*\*\*total 6 Bedrooms 5 Bathrooms 2324 sq ft once built\*\*\* an ideal opportunity for extra living space, rental income, or a private retreat for guests or family members. The home features 4 bedrooms and 2 bathrooms, including a downstairs bedroom and bath with its own separate entrance. The tranquil backyard showcases a lush Zen garden, providing a peaceful oasis for gardening enthusiasts. With ample space, the backyard offers the flexibility to bring the approved ADU plans to life, all while maintaining room for outdoor relaxation and entertaining.

Additionally, the property is equipped with energy-efficient solar panels, helping to reduce energy costs and promote sustainability.

Located in a prime Hacienda Heights neighborhood, this home is conveniently close to top-rated schools, shopping, dining, and major freeways, making it an ideal location for families and commuters. This is a rare opportunity to own a home with both immediate comfort and future potential.

Contact us today to schedule a private tour and explore the approved ADU plans and solar panel features in more detail!



Built in 1962

## Essential Information

MLS® #	WS25003923
Price	\$1,068,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,576
Acres	0.19
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jenny Duong
Listing Office	eXp Realty of California Inc

## Community Information

Address	2212 Montera Drive
Area	631 - Hacienda Heights
Subdivision	N/A
City	Hacienda Heights
County	Los Angeles
Zip Code	91745

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Tile

## Interior

Interior Features	Bedroom on Main Level
Heating	Central, Zoned
Cooling	Central Air, Zoned

Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two, Multi/Split

## School Information

District	Hacienda La Puente Unified
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## Additional Information

Date Listed	January 7th, 2025
Days on Market	65
Zoning	LCRA08
Short Sale	N
RE / Bank Owned	N

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