

# \$949,000 - 2317 Ravenfall Ave, Rowland Heights

MLS® #WS25136421

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## \$949,000

3 Bedroom, 2.00 Bathroom, 1,430 sqft  
Residential on 0 Acres

N/A, Rowland Heights,

Welcome to 2317 Ravenfall Ave, a charming single-story home in the heart of Rowland Heights—proudly owned and cared for by the same family for over 50 years. This is the first time this well-maintained property has ever hit the market.

Nestled on a quiet street with many long-time neighbors, this 3-bedroom, 2-bathroom home offers 1,430 sq ft of living space on a spacious 7,941 sq ft lot. Recently remodeled, the home features luxury vinyl flooring, quartz countertops, and dual pane windows for energy efficiency and comfort. In 2022, new wall insulation was installed to further enhance indoor comfort.

A major highlight is the mostly new roof installed in 2023, including many replaced tiles and a premium 40-lb water-resistant underlayment—a high-end upgrade providing long-lasting protection and peace of mind. This property also has a 3 car garage!

This rare one-owner home is move-in ready and perfect for buyers seeking quality, history, and a serene neighborhood setting.

Built in 1969

## Essential Information

MLS® #	WS25136421
Price	\$949,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,430
Acres	0.18
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Kevin Choi
Listing Office	eXp Realty of California Inc

### **Community Information**

Address	2317 Ravenfall Ave
Area	652 - Rowland Heights
Subdivision	N/A
City	Rowland Heights
County	Los Angeles
Zip Code	91748

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Sewer Not Available, Water Not Available
Parking Spaces	3
# of Garages	3
View	Hills, Neighborhood, Trees/Woods, Valley
Pool	None

### **Exterior**

Exterior	Stucco, Copper Plumbing, Drywall
Lot Description	ZeroToOneUnitAcre, Back Yard, Corner Lot, Front Yard, Yard
Windows	Double Pane Windows
Roof	Tile
Construction	Stucco, Copper Plumbing, Drywall

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Quartz Counters, All Bedrooms Down, Bedroom on Main Level, Galley Kitchen, Main Level Primary
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Appliances	Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Gas Water Heater, Microwave, Refrigerator, Dryer, Washer
Heating	Central, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Masonry
# of Stories	1
Stories	One

### **School Information**

District	Rowland Unified
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### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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