

# **\$1,098,888 - 9465 Woodruff Avenue, Temple City**

MLS® #WS25145027

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**\$1,098,888**

3 Bedroom, 2.00 Bathroom, 1,283 sqft  
Residential on 0 Acres

N/A, Temple City,

Welcome to this charming facing south home located in the heart of Temple City. With an interior space of 1,283 square feet and a lot size of 6,224 square feet, this residence sits just north of Las Tunas Drive on a quiet street near Arcadia. Within just a few minutes walk, youâ€™ll find the Temple City Post Office, City Hall, Library, and nearby parks. The area is surrounded by numerous supermarkets and restaurants, offering exceptional convenience for daily living.

This home enjoys a prime location. Situated within 0.2 to 0.8 miles from Temple Cityâ€™s elementary, middle, and high schools. While the recorded interior area is 1,283 square feet. The actual space feels significantly more expansive. The homeâ€™s south-to-north orientation ensures excellent natural lighting and ventilation. It features two bedrooms. each with its own private bathroom. As well as a versatile bonus room that also includes a bathroom.

The home also boasts a full living room, a bright and airy kitchen, and a dining area. The homeowner recently completed professional landscaping in the backyard. Creating a spacious and well-shaped outdoor area. There is potential to build an ADU (Accessory Dwelling Unit) of approximately 800 to 1,000 square feet in the backyard. One of the highlights of the yard is a rare, nearly century-old avocado tree that produces



abundant black-skinned avocados each year.

In addition to the backyard improvements, the front yard has been refreshed with lush green grass. The previously worn garage has also been fully renovated with a new garage door and interior upgrades, including new flooring and the addition of a bathroom, making it suitable for parking or use as a workshop or studio.

Built in 1939

**Essential Information**

MLS® #	WS25145027
Price	\$1,098,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,283
Acres	0.14
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Yanghua Hu
Listing Office	Pinnacle Real Estate Group

**Community Information**

Address	9465 Woodruff Avenue
Area	661 - Temple City
Subdivision	N/A
City	Temple City
County	Los Angeles
Zip Code	91780

**Amenities**

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
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Parking	Garage, Door-Single, Driveway, Garage Faces Front, One Space
Garages	Garage, Door-Single, Driveway, Garage Faces Front, One Space
View	None
Pool	None

## Exterior

Lot Description	Yard, ZeroToOneUnitAcre
Windows	Blinds, Casement Window(s), Shutters, Wood Frames
Roof	Composition, Shake, Shingle, Wood

## Interior

Interior	Vinyl, Tile
Interior Features	Eat-in Kitchen, All Bedrooms Down, Ceiling Fan(s)
Appliances	Gas Range, Refrigerator, Dryer, Washer
Heating	High Efficiency
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Temple City Unified
Elementary	Longden
Middle	Oak Ave
High	Temple City

## Additional Information

Date Listed	June 27th, 2025
Days on Market	20
Zoning	TCR105
Short Sale	N
RE / Bank Owned	N

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