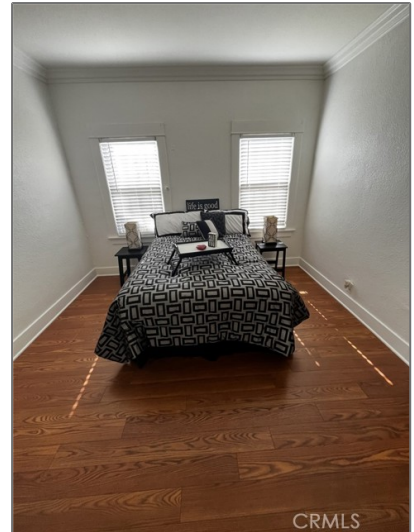


Residential For Sale

1,494 Sqft - 1449 45th Street, Los Angeles,
California, 90062



Basic Details

Status:	Active
Listing Type:	For Sale
Property Type:	Residential
Property SubType:	Duplex
Price:	\$869,000
Price Per Square Foot:	\$582
Square Footage:	1,494 Sqft
Lot Area:	0.13 Sqft
Year Built:	1922
View:	Mountain(s)
Bedrooms:	4
Bathrooms:	2
Bathrooms (Full):	2
Country:	US
State:	California

Features

✓ View:	Neighborhood
Association:	0
Senior Community:	0
✓ Common Walls:	No Common Walls
Stories:	1
✓ Community Features:	Park, Curbs, Dog Park
AttachedGarage :	0
✓ Parking:	10.00
✓ Parking:	Gated, Driveway, Garage, Covered, Garage Faces Side, Off Street, Concrete, On Site
Spa:	0
✓ Fireplace:	Decorative, Living room
✓ Lot Features:	Back Yard, Front Yard, Park Nearby, Landscaped, Yard, Lawn,

County:	Los Angeles				Near Public Transit, Sprinklers In Front, Sprinklers Timer
City:	Los Angeles				
Zipcode:	90062	✓	Fence:		Wrought iron, Excellent condition, Block
Listing ID:	PW25159512	✓	Security:		Carbon monoxide detector(s), Window bars, Smoke Detector(s)
		✓	Patio:		Covered, Wood, Front Porch, Rear Porch, Tile
		✓	Electric:		Standard
			Entry Level:		1
		✓	Laundry:		Individual Room, Inside, Washer Hookup, Gas & Electric Dryer Hookup, Stackable, In Kitchen
		✓	Room Type:		Kitchen, Main Floor Bedroom, All Bedrooms Down
		✓	Roofing:		Composition, Shingle
		✓	Flooring:		Wood, Tile
		✓	Window Features:		Screens, Blinds
		✓	Entry Location:		Living Room
		✓	Property Condition:		Updated/remodeled
		✓	Foundation Details:		Raised
		✓	Exterior Features:		Rain Gutters
		✓	Interior Features:		Crown Molding, Open Floorplan, Recessed Lighting, Ceiling Fan(s), Storage, Quartz Counters
			Main Level Bathrooms:		2
			Main Level Bedrooms:		4
		✓	Heating System:		Central, Wall Furnace
		✓	Cooling System:		Central Air
		✓	Utilities:		Sewer Connected, Water

Connected, Electricity
Connected, Natural Gas
Connected



Water Source:

Public



Sewer:

Public Sewer



Appliances:

Disposal, Gas Range, Gas
Water Heater, Gas Oven,
Water Line To
Refrigerator



Accessibility
Features:

Doors - Swing In, No
Interior Steps, 32 Inch Or
More Wide Doors

MLS [Add on](#)

Zoning: **LAR1**

Parcel Number: **5016001011**

Lot Size Square
Feet: **5,686 Sqft**

Lot Size
Dimensions: **127'x45'**

TaxAnnualAmou
nt: **\$0**



RoomKitchenFeatu
res:

Quartz Counters,
Remodeled Kitchen, Self-
closing Cabinet Doors,
Self-closing Drawers



RoomBathroomFeat
ures:

Bathtub, Remodeled,
Upgraded, Shower In
Tub, Low Flow Shower,
Low Flow Toilet(s),
Quartz Counters, Main
Floor Full Bath

Garage Spaces: **2**

High School: **Arlington**

High School 2: **Arling**

Middle Or Junior
School: **Miller**

High School
District: **Los Angeles Unified**

Levels: **One**

✓	EatingArea:	Dining Room, In Kitchen, Separated
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Taxes:

\$0

✓	OtherStructures:	Guest House Attached
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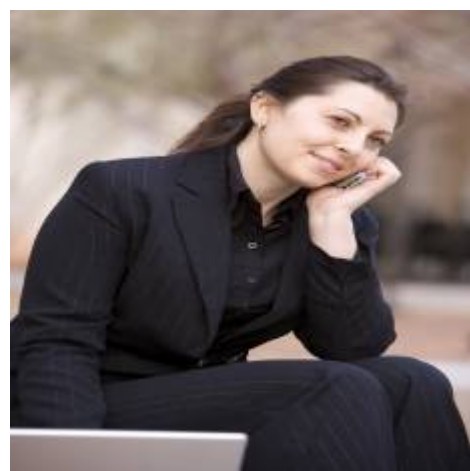
Guest House
SqFt:

0 Sqft

Approx Lot SqFt:	0 Sqft
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✓	Special Listing Conditions:	Standard
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Agent [Info](#)



Rina Maya

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📞 800-878-0907

✉️ Questions@unitedbrokersinc.net

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