

# Hamptons

INTERNATIONAL



**2715 Falling Leaf Ave, Rosemead, CA 91770**

3 🏠 2 🚗

**£640,000**

**(\$859,000)**

## Property details



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### Key features

- **Garage Count: 2 Car Garage**
- **Sewer: Public**
- **Cooling: Central A/C**
- **Heating Type: Forced Air**
- **Water: City Water**

### Attributes

-  **Garage**
-  **Private parking**

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## Description

This delightful traditional style three bedroom and two bathroom home built circa 1942 is ideal for the first time home buyer or investor. The property is gated and features a stone stepping path leading to a charming front porch. The interior is approximately 976 square feet of living space and is situated on a lot of approximately 6377 square feet per assessor. The large lot provides an excellent opportunity to build an ADU (buyer to verify zoning requirements with city). There is a two-car detached garage with roll up door and large driveway ideal for parking many vehicles. The bathrooms have been updated and feature tile. The living room boasts hardwood floor. All three bedrooms and the hallway also feature hardwood flooring. There is a bonus room off of the kitchen could be a dining room, large pantry or service porch. Close to shopping, transportation and Downtown Los Angeles. The large lot is ideal for enjoying California's outdoor lifestyle including summer Barbeques. Needs some TLC: Opportunity Knocks; Open the Door!

















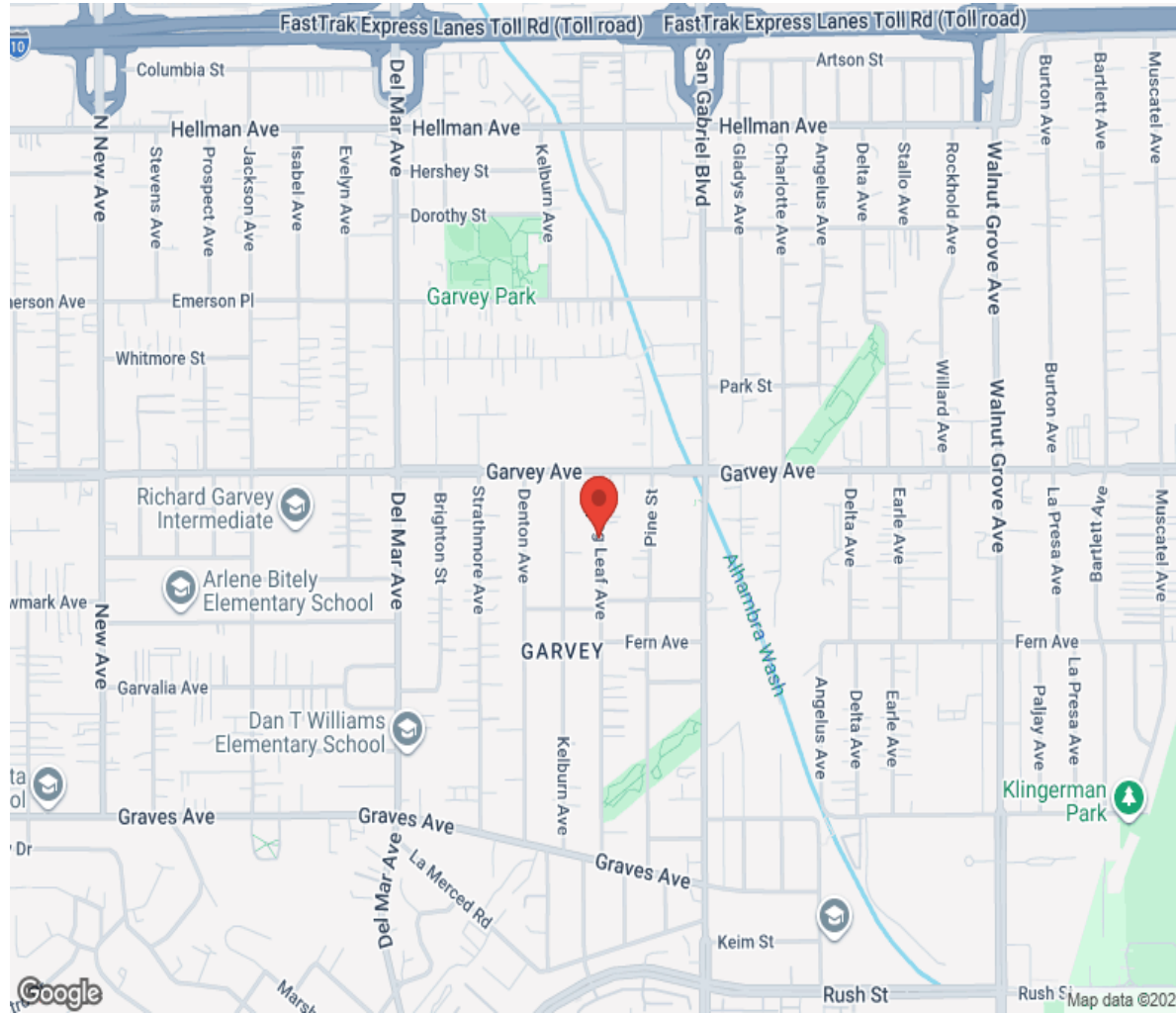








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