

Features of 1674 Hill Drive, Eagle Rock

Listed for \$1,799,000

6 bedrooms, 3 baths

3,604 sq. ft. on a 13,777 sq. ft. lot

Built in 1929

- Stunning Spanish-style home in prime Eagle Rock neighborhood
- Magnesite flooring in entry and stairway
- Living room has beamed ceiling, fireplace (gas only), and access to covered patio in back
- Formal dining room opens onto covered patio
- Kitchen has breakfast nook, new Silestone counters, new subway tile backsplash, replaced kitchen window
- Master suite features hardwood floors, cedar closet, balcony overlooking the front yard, dressing room with built-in vanity
- Separate laundry room with large pantry
- Downstairs bath completely remodeled
- Central air and heat
- Mostly copper plumbing
- 200amp electrical panel (replaced in 2004)
- New main sewer line installed in 2009
- Original tile roof
- Foundation bolted and retrofit
- Freshly painted exterior and most of interior
- Drought tolerant landscaping
- In-ground pool and spa (both re-plastered in 2004)
- Pool house features two separate changing rooms
- Completely fenced and gated property
- Basement for additional storage
- Three-car detached garage
- Reports available (general inspection, chimney inspection, and termite inspection) – **request be emailing team@tracyking.com.**
- Schools: Dahlia Heights Elementary, Eagle Rock Junior/Senior High School (verify with LAUSD for enrollment possibilities)

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