

Features of 1746 N Avenue 46, Eagle Rock

Listed for \$788,000

3 bedrooms, 2 baths

1,750 sq. ft. (measured) on an 8,890 sq. ft. lot

Built in 1940

- Remodeled and updated Spanish-style home near Occidental College
- Living room has beamed ceiling
- Central air and heat
- Copper plumbing
- Updated electrical system
- Sewer line replaced in 2011
- Energy efficient dual pane windows
- Pre-finished wood floors
- Custom window treatments
- Custom kitchen with stainless steel appliances
- Formal dining room
- Breakfast nook in kitchen
- Freshly painted inside and out
- Recessed lighting
- Hall bath remodeled with separate shower and tub, new vanity and counter, new fixtures
- Master suite with remodeled full bath with dual vanity
- Office nook has French doors to back deck
- Back yard features large deck, patio area with gas fire pit, and lawn
- New landscaping and irrigation system
- Side yard has raised beds for vegetable garden
- Two car garage
- Property is fenced and gated
- Schools: Toland Way Elementary, Irving Middle School, Eagle Rock High School (verify with LAUSD for enrollment possibilities)

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