

## Features of 5201 Eagle Rock Boulevard, Eagle Rock

Listed for \$719,000

2 bedrooms, 1.5 baths

1,396 sq. ft. on a 7,403 sq. ft. lot

Built in 1940

- Freshly painted interior
- Remodeled kitchen (2005) with new cabinets, new floor, new granite counter, new tumbled marble backsplash, and new appliances
- Hardwood floors
- Built-in buffet
- Enclosed patio (used as family room)
- Composition roof (installed 2014)
- Plumbing replaced (2005)
- Central air and heat (1998) – AC unit replaced (2007)
- Newer hot water heater (2005)
- Basement space with extra storage (not part of the sq. ft.)
- Sprinkler system in front yard (
- Back yard has deck and garden area
- Spa in back yard
- Storage shed in back yard
- Two-car attached garage
- Separate two-car carport with automatic door opener
- Schools: Eagle Rock Elementary, Eagle Rock Junior/Senior High School (verify with LAUSD for enrollment possibilities)

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