

## Features of 5218 Vincent Avenue

Listed for \$699,000

3 bedrooms, 2 baths

1,436 sq. ft. on a 7,826 sq. ft. lot

Built in 1922

- Located on a palm tree-lined street north of Colorado Boulevard
- Living room features decorative fireplace, built-in bookshelves
- Dining room has built-in buffet
- Back bedroom and master bath added on in 2003
- Kitchen remodeled with new cabinets, counters, pantry, floor tile, dishwasher (1997)
- Reverse osmosis water filter installed in kitchen sink (2012)
- Hall bath remodeled with new vanity, tile, and paint (2010)
- House bolted to the foundation (1995)
- Central heating (2014)
- Updated electrical (2003)
- Some ABS drain lines installed under house
- Hardwood floors installed (2002)
- House roof – shingles, plywood, metal, and paper – replaced (2001)
- Insulation installed in attic (1995)
- Window screens replaced (1995)
- Upper deck installed in 2001
- Lower deck installed in 2014
- Garage door replaced (2007)
- Garage roof – shingles and plywood – replaced (2005)
- Separate laundry room off kitchen
- Two-car garage with bonus workshop
- Drought-tolerant landscaping in front and back yards – plants, sprinkler system, gravel, decomposed granite (2011)
- Inspection report (general, chimney, sewer, and termite) available upon request – email [team@tracyking.com](mailto:team@tracyking.com)
- Schools: Dahlia Heights Elementary, Eagle Rock Junior/Senior High School (verify with LAUSD for enrollment possibilities)