

## Features of 5240 Mount Royal Drive, Eagle Rock

Listed for \$799,000

2 bedrooms, 2 baths

1,468 sq. ft. on a 7,747 sq. ft. lot

Built in 1925

- Located on one of the best blocks in Eagle Rock!
- Tudor-style home
- Vaulted ceiling in living room
- Fireplace in living room
- Dining room opens onto back patio
- Breakfast nook with built-in cabinets
- Separate laundry room
- Laundry room and three-quarter bath added in 2001
- Interior and exterior painted in 2014
- Newer water heater
- Electrical upgraded in 2015
- Sewer line replaced to city in 2002
- Central air and heat installed in 2015
- Front steps and walkway rebuilt
- Automatic sprinkler system
- Hardwood floors
- Two-car detached garage
- Back yard is fenced and gated
- Schools: Dahlia Heights Elementary, Eagle Rock Junior/Senior High School (verify with LAUSD for enrollment possibilities)

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