

## Features of 5213 Mt Royal Drive, Eagle Rock

Listed for \$599,000

3 bedrooms, 1.5 baths

1,434 sq. ft. on a 7,782 sq. ft. lot

Built in 1920

- Located on one of the most desirable Eagle Rock streets, north of Colorado Boulevard
- Picturesque front porch
- Hardwood floors underneath carpet
- Built-in bookshelves in living room
- Built-in buffet in formal dining room
- Kitchen has vintage tile, original cabinetry, and dishwasher
- Hall bath features vintage tile with built-in vanity and cabinets
- Back bedroom and quarter-bath added on in 1929
- Laundry room off kitchen
- Separate breakfast room
- Deep lot with tons of potential
- One-car garage with storage/workshop space
- Trust sale, sold in as-is condition
- Inspection reports (general, sewer, and termite) are available by request (email [team@tracyking.com](mailto:team@tracyking.com))
- Schools: Dahlia Heights Elementary School, Eagle Rock Junior/Senior High School (verify enrollment possibilities with LAUSD)