



1245 Hill Drive, Eagle Rock, 90041

Midcentury traditional ranch with 3 bedrooms, 2 baths and a guest apartment. Located on one of Eagle Rock's most desirable streets.

Back when Hill Drive was considered the Bel Air of Eagle Rock, this midcentury traditional ranch was built to take advantage of western views and the marine breeze that gently blows through the neighborhood most afternoons. Perched up from the street, once you ascend the 32 steps to the front door, you will find an easy one-story floorplan that flows through to a large, flat backyard. Filled with original detail, the kitchen even has a dishwasher and a trash compactor that have been there since the 50s. According to the seller there are original hardwood floors under the laminate, copper plumbing, a newer wood fence enclosing the back yard, and an original fireplace, sewer line and electrical system. Between the garage and the house, there is a large guest unit with original wainscoting in the main room, an entry area and a 3/4 bath. The potential here is astonishing, but it's also possible to just move in and begin to enjoy the good life on a great block of Hill Drive. Located in the Dahlia Elementary school area, near the Eagle Rock Park and Recreation Center, and not far from the restaurants and shops along Colorado Blvd. For a floor plan, [click here](#). For a list of features, [click here](#). Listed for \$750,000, we received 3 offers and sold this home with a final sales price of \$760,000.

BASE INFORMATION:

Bed : 3
Bath : 2

LAND INFORMATION:

Square feet : 1450

CONVENIENCE: