

Features of 5240 Hermosa, Eagle Rock

Listed for \$999,000

3 bedrooms, 2 baths + separate studio

2,344 sq. ft. on a 9,178 sq. ft. lot

Built in 1910

- Located in the desirable neighborhood north of Colorado Boulevard
- Craftsman style and charm throughout
- Freshly refinished hardwood floors - 2016
- Replaced flooring in kitchen and upstairs bath - 2016
- Newly painted interior - 2016
- Arbor rebuilt at front walk - 2016
- Exterior renovation of house, including paint, new shingles, corbels repaired, front steps rebuilt with brick from the original foundation - 2014
- Rebuilt garage and added office with bath (permitted as recreation room with half bath) - 2003
- Added on square footage to expand kitchen and downstairs bedroom/bath - 2006
- Kitchen remodeled and expanded
- Partial copper plumbing
- Partial electrical upgrade
- Composition roof (approx. 15 years old)
- Central air and heat on a split system - 2006
- On demand water heater installed 2010
- Schools: Eagle Rock Elementary, Eagle Rock Junior/Senior High School (verify with LAUSD for enrollment opportunities)

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