

Over 1 Acre of Flat Land!



\$ 1,288,000



3712 E. Holt Avenue, West Covina, CA 91791

- » Beds: 3 | Baths: 2 Full, 1 Three-Quarter
- » MLS #: P1-15039
- » Single Family | 1,208 ft² | Lot: 49,118 ft² (1.13 acres)
- » Endless opportunities await one lucky investor, developer, homeowner!
- » Situated on nearly 50,000 square feet of flat land - perfect for adding an ADU!
- » More Info: 3712Holt.com



Reni Rose
(626) 437-6000 (Cell)
(626) 353-6795 (Assistant, Lauri)
renirose@aol.com
<http://www.renirose.com>


**BERKSHIRE
HATHAWAY**
HomeServices
California Properties
Berkshire Hathaway HomeServices
115 W. Sierra Madre Blvd.
Sierra Madre, CA 91024
(626) 355-8400

Oh, the opportunities that await some lucky investor, developer, or homeowner! With 1.128 acres of flat land, (nearly 50,000 square feet) this wonderful property offers street access on two sides. The West side is boarded by East Holt Avenue and the East side is boarded by East Garvey South. There are two parcel numbers: 8277-008-034 and 042. Preliminary discussions with the planning department for the City of West Covina state you can add an ADU as well as a J-ADU (Junior-ADU, which would have to be attached to the main house and one unit would need to be owner-occupied). Before submitting your offer, PLEASE be sure to check with the West Covina planning department with regard to any "use or uses" you might have for the property. Equestrian uses may also be permitted. There is currently one home on the property with 3 bedrooms, 2.5 bathrooms, den, HVAC, a refreshing pool and a large 2-car

DRE lic.#00975915.

©Properties Online, INC. The above information including square footage is deemed reliable but has not been independently verified and cannot be guaranteed. BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity. Information not verified or guaranteed. If your home is currently listed

