

# 3614 DIVISION STREET

MOUNT WASHINGTON, CA 90065 | MLS #: 214013519

**\$565,000** | 3\* BEDS | 2 BATHROOMS | 1 PRIVATE GARAGE | 1672 SQUARE FEET



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Great income property, rare duplex located in the Mt Washington area. This duplex is perched high above the street. This is a street to street lot property with Primavera on the back side of the property. The front 2 bedroom unit has as fireplace, built in shelving, central heating but wired for an a/c condenser, lamen wood flooring in the living room, dining area and hallway and a large enclosed patio and picture windows making this unit light and bright with wonderful views of the hills and tree tops. The laundry is located in the kitchen area. The back 1 bedroom unit which can be accessed on Primavera also has a large enclosed patio. (Both units can be accessed on the Primavera side.) There is an eat-in-kitchen and also a small room that can be used as a studio or an office. The exterior has been freshly painted and there is new landscaping. Located on Division is a one car detached garage.



## AGENT INFORMATION



### **Diana Walker CRS, GRI, SRES**

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## ABOUT DIANA WALKER CRS, GRI, SRES

Diana Walker has been selling real estate in the Glendale area since 1988. She attained her Graduate Realtors Institute and Certified Residential Specialist in 1989. An accomplishment that only 1% of the agents in the United States achieve. Diana was awarded Glendale's Best Realtor in 2001 and 2002 by readers of the Los Angeles Times, News Press. Diana was named REALTOR® of the year for 2012...



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