

1633 Cotter Ave, Duarte 91010

STATUS: Active

LIST PRICE: \$575,000

cross street is Evergreen



BED / BATH: **2/1,0,0,0**  
 SQFT(src): **1,076 (A)**  
 PRICE PER SQFT: **\$534.39**  
 LOT(src): **6,945/0.1594 (A)**  
 LEVELS: **One**  
 GARAGE: **0**  
 YEAR BUILT(src): **1949 (OTH)**  
 PROP SUB TYPE: **SFR/D**  
 DOM / CDOM: **0/0**  
 SLC: **Standard**  
 PARCEL #: **8528007045**  
 LISTING ID: **GD23228678**

Recent: 01/08/2024 : NEW

[Submit Offer](#)

DESCRIPTION

Fixer with great potential for upside. Please view all photos to get a better idea of condition. Seller will not perform any repairs or provide a termite report or provide any other reports and Seller will not provide an allowance for same.

EXCLUSIONS:

INCLUSIONS:

AREA: <b>617 - Duarte</b>	LIST \$ ORIGINAL: <b>\$575,000</b>	ROOM TYPE: <b>All Bedrooms</b>	COOLING: <b>None</b>
SUBDIVISION: <b>/</b>	BASEMENT SQFT:	<b>Down</b>	HEATING: <b>Wall Furnace</b>
COUNTY: <b>Los Angeles</b>	COMMON WALLS: <b>No Common</b>	EATING AREA: <b>Area</b>	VIEW: <b>None</b>
SENIOR COMMUNITY?: <b>No</b>	<b>Walls</b>		WATERFRONT:
CERTIFIED 433A?:	PARKING:		LAUNDRY: <b>In Kitchen, Washer Hookup</b>
	HORSE:		
	PROBATE AUTHORITY:		

PROP SUB TYPE: **Single Family Residence (Detached)**      STRUCTURE TYPE: **House**      COMMON INTEREST: **None**

INTERIOR

INTERIOR: <b>Ceiling Fan(s)</b>	ACCESSIBILITY:	FLOORING:
MAIN LEVEL BEDROOMS: <b>2</b>	APPLIANCES: <b>None</b>	ENTRY LOC/ENTRY LVL: <b>front door/1</b>
MAIN LEVEL BATHROOMS: <b>1</b>	KITCHEN FEATURES:	FIREPLACE: <b>Living Room</b>
	BATHROOM FEATURES: <b>Bathtub, Shower in Tub</b>	

EXTERIOR

EXTERIOR:	SECURITY:	LOT: <b>0-1 Unit/Acre, Cul-De-Sac</b>	PATIO/PORCH:
FENCING:	SEWER: <b>Public Sewer</b>	POOL: <b>None</b>	SPA: <b>None</b>
DIRECTION FACES:			

BUILDING

BUILDER NAME:	ARCH STYLE:	ROOF:	CONSTR MTLs:
MAKE:	DOOR:	FOUNDATION DTLS:	OTHER STRUCT:
BUILD MODEL:	WINDOW:	PROP COND:	NEW CONSTRUCTION YN: <b>No</b>
TAX MODEL:			

GARAGE AND PARKING

ATTACHED GARAGE?:	PARKING TOTAL: <b>0</b>	GARAGE SPACES: <b>0</b>	CARPORT SPACES:
UNCOVERED SPACES:	# REMOTES:	RV PARK DIM:	

GREEN

GREEN ENERGY GEN:	GREEN ENERGY EFF:	GREEN SUSTAIN:	GREEN WTR CONSERV:
WALK SCORE:			

POWER PRODUCTION

POWER PRODUCTION: **No**      GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: <b>\$0</b>	HOA NAME:	HOA PHONE:	# OF UNITS: <b>1</b>
HOA FEE 2:	HOA NAME 2:	HOA PHONE 2:	# UNITS IN COMMUNITY:

HOA FEE 3:  
COMMUNITY: **Curbs**  
HOA MANAGEMENT NAME:  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

HOA NAME 3:  
HOA AMENITIES:

HOA PHONE 3:

STORIES TOTAL: **1**

**LAND**

LAND LEASE?: **No**  
PARCEL #: **8528007045**  
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES:  
ELECTRIC:  
WATER SOURCE: **Public**  
LOT SIZE DIM:  
ASSESSMENTS: **Unknown**

TAX LOT: **31**  
TAX BLOCK:  
TAX TRACT #: **14913**  
ZONING: **DUR16500\***  
TAX OTHER ASSESSMENT: **\$610**  
TAX OTHER ASSESS SOURCE: **Estimated**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Duarte Unified**  
HIGH SCH DIST SOURCE:

ELEMENTARY:  
ELEM SOURCE:  
ELEMENTARY OTHER:

MIDDLE/JR HIGH:  
MIDDLE/JR SOURCE:  
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:  
HIGH SOURCE:  
HIGH SCHOOL OTHER:

**LISTING**

BAC: **2%**  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING:  
POSSESSION: **Close Of Escrow**  
SIGN ON PROPERTY?: **Yes**  
CONTINGENCY LIST:

TERMS: **Cash**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES:  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

**DATES**


LIST CONTRACT DATE: **01/08/24**  
START SHOWING DATE:  
ON MARKET DATE: **01/08/24**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **01/08/24**  
MOD TIMESTAMP: **01/08/24**  
EXPIRED DATE: **07/08/24**  
PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY:

**PRIVATE REMARKS: Only all cash offers will be considered. Please submit offers with verification of funds.**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent**  
SHOW CONTACT NAME:  
SHOW CONTACT PH:  
SHOW INSTRUCTIONS: **Call listing office for CBS code (818) 956-8800**  
DIRECTIONS: **cross street is Evergreen**

LOCK BOX LOCATION: **front security gate**  
LOCK BOX TYPE: **Supra**  


OCCUPANT TYPE: **Vacant**  
OWNER'S NAME:

**AGENT / OFFICE**

LA: (**G89652**) **Paul Locker**  
CoLA:  
LO: (**G6123**) **Locker Realty Corp.**  
LO PHONE: **818-956-8800**  
CoLO:  
CoLO PHONE:

LA State License: **00643224**  
CoLA State License:  
LO State License: **01220314**  
LO FAX: **818-956-1475**  
CoLO State License:  
CoLO FAX:  
Offers Email: [Listings@LockerRealty.com](mailto:Listings@LockerRealty.com)

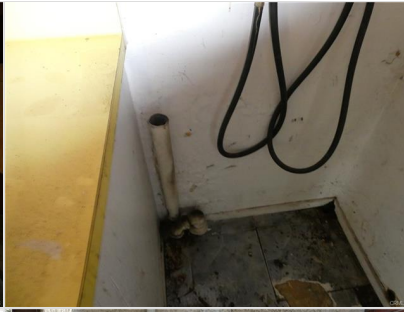
**CONTACT PRIORITY**

1.LA DIRECT: **818-956-8800**  
3.LA PAGER:









AGENT FULL: Residential LISTING ID: GD23228678

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