

**7040 Arlington, Los Angeles 90043**

STATUS: **Active**

LIST PRICE: **\$715,000**

on Arlington between Florence and W 70th



BED / BATH: **3/1,1,0,0**  
 SQFT(src): **1,785 (A)**  
 PRICE PER SQFT: **\$400.56**  
 LOT(src): **6,002/0.1378 (A)**  
 LEVELS: **One**  
 GARAGE: **2/Detached**  
 YEAR BUILT(src): **1925 (ASR)**  
 PROP SUB TYPE: **SFR/D**  
 DAM / CDAM: **0/0**  
 SLC: **Standard**  
 PARCEL #: **4008019005**  
 LISTING ID: **GD26064648**

Recent: **03/26/2026 : NEW**



**DESCRIPTION**

**Ideal Hyde Park location. 3 bedroom, 2 bath home, plus large bonus room/den. Enjoy the charm that this Spanish style home has to offer. Situated on a large lot near by to school, public transportation, public facilities and more. This home could use some landscaping and upgrades to the interior, so just awaiting the creative buyer to make this house a home.**

**EXCLUSIONS:**

**INCLUSIONS:**

AREA: **C37 - Metropolitan South**  
 SUBDIVISION: /  
 COUNTY: **Los Angeles**  
 SENIOR COMMUNITY?: **No**  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$715,000**  
 BASEMENT SQFT:  
 COMMON WALLS: **No Common**  
**Walls**  
 PARKING:  
 HORSE:  
 PROBATE AUTHORITY:

SELLER WILL CONSIDER  
 CONCESSIONS IN OFFER:  
 ROOM TYPE: **All Bedrooms**  
**Down**  
 EATING AREA:

COOLING: **None**  
 HEATING: **Wall Furnace**  
 VIEW: **None**  
 WATERFRONT:  
 LAUNDRY: **Gas Dryer Hookup, Washer Hookup**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

**INTERIOR**

INTERIOR:  
 MAIN LEVEL BEDROOMS: **3**  
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:  
 APPLIANCES:  
 KITCHEN FEATURES:  
 BATHROOM FEATURES:

FLOORING:  
 ENTRY LOC/ENTRY LVL: **Living room/1**  
 FIREPLACE: **None**

**EXTERIOR**

EXTERIOR:  
 FENCING:  
 DIRECTION FACES:

SECURITY:  
 SEWER: **Unknown**

LOT: **0-1 Unit/Acre**  
 POOL: **None**

PATIO/PORCH:  
 SPA:

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW:

ROOF:  
 FOUNDATION DTLS:  
 PROP COND:

CONSTR MTLS:  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: **No**

**GARAGE AND PARKING**

ATTACHED GARAGE?: **Detached**  
 UNCOVERED SPACES:

PARKING TOTAL: **2**  
 # REMOTES:

GARAGE SPACES: **2**  
 RV PARK DIM:

CARPORT SPACES:

**GREEN**

GREEN ENERGY GEN:  
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

**POWER PRODUCTION**

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

**COMMUNITY**

HOA FEE: **\$0**  
 HOA FEE 2:  
 HOA FEE 3:  
 COMMUNITY: **Sidewalks**  
 HOA MANAGEMENT NAME:  
 HOA MANAGEMENT NAME 2:  
 HOA MANAGEMENT NAME 3:

HOA NAME:  
 HOA NAME 2:  
 HOA NAME 3:  
 HOA AMENITIES:

HOA PHONE:  
 HOA PHONE 2:  
 HOA PHONE 3:

# OF UNITS: **1**  
 # UNITS IN COMMUNITY:  
 STORIES TOTAL: **1**

**LAND**

LAND LEASE?: **No**

LAND LEASE AMOUNT:

UTILITIES:

TAX LOT: **10**

PARCEL #: **4008019005**  
ADDITIONAL APN(s): **No**

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

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

TAX BLOCK: **10**  
TAX TRACT #: **5721**  
ZONING:  
TAX OTHER ASSESSMENT: **\$390**  
TAX OTHER ASSESS SOURCE: **Estimated**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Los Angeles 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:  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING:  
POSSESSION:  
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: **03/25/26**  
START SHOWING DATE:  
ON MARKET DATE: **03/26/26**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **03/26/26**  
MOD TIMESTAMP: **03/26/26**  
EXPIRED DATE: **08/22/26**  
PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY:

**PRIVATE REMARKS:** Vacant and easy to show. Call office for CBS code. Show 7 days a week between hours of 8:30 am and 6:00 pm. Alarm will be on at all other times. Property being sold as-is with no Seller repairs or replacements. Prospective buyer must be pre-qualified and pre-approved prior to submission of offer. Please provide verification of down payment with offer.

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **See Remarks**  
SHOW CONTACT NAME:  
SHOW CONTACT PH:

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

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

SHOW INSTRUCTIONS: **Call listing office for CBS code. Showings between 8:30 am & 6:00 pm to avoid setting off alarm.**  
DIRECTIONS: **on Arlington between Florence and W 70th**

**AGENT / OFFICE**

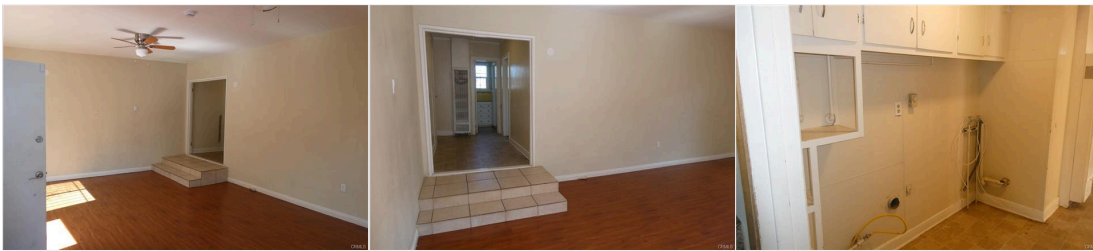
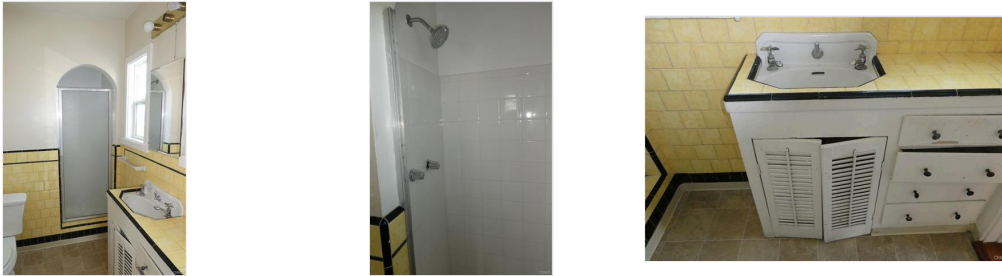
LA: **(G89652) Paul Locker**  
CoLA:  
LO: **(G6123) Locker Realty Corp.**  
LO PHONE: **818-956-8800**  
CoLO:  
CoLO PHONE:

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**

**CONTACT PRIORITY**

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







AGENT FULL: Residential LISTING ID: GD26064648

Printed by Paul Locker, State Lic: 00643224 on 03/26/2026 1:02:14 PM