

# Story Book Home \$925,000



\$ 925,000

4454 W 169th Street, Lawndale, CA 90260



- » Beds: 3 | Baths: 2 Full
- » MLS #: SB24088609
- » Single Family | 1,322 ft<sup>2</sup> | Lot: 5,821 ft<sup>2</sup>
- » More Info: 4454W169th.com



**B Content**  
(310) 321-9529 (Direct)  
bcontent@gmail.com

B. Content & Co.  
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Since 1978  
Southern, CA 90254

Charming and inviting, this wonderfully clean 3 bedroom 2 bath single level home was substantially rebuilt and updated in 2003! Peaceful and quiet, come enjoy the open floor plan and terraced R2 corner lot with city lights view. Great entertainment areas, lots of storage, walk-in closets, spacious garage, ecosmart tankless electric water heater and newer dishwasher. Ocean breezes abound with school and park nearby. Fantastic South Lawndale location with beach a straight shot away along with excellent shopping & freeway proximity. Possibilities abound to add a second home similar to adjacent property. Furnishings negotiable.

Please do not use Showing Time. Please text B Content at 310-321-9529 with minimum 4 hour notice, house sitter is on property. Easy confirmation. Thank you!  
Please email offers to: BContent@gmail.com with FICO, pre-approval letter and proof of funds.

