

# 12580 Westminster Ave.

## Build Your Dream Home in Mar Vista



- Perfect opportunity to expand and remodel
- Existing home is 2 bedrooms + 1 bathroom with 1,210 living SF.
- Perfect location— Just south of Palms Blvd and west of Wasatch Ave.
- Quiet and secluded street.



*Offered at \$1,150,000*



*1,210 Living SF*

*5,000 SF lot*



- First time on the market since 1994.
- Detached 2-car garage with alley access.
- Beautiful pergola and backyard deck.
- Home is currently vacant and will be delivered vacant.
- Great starter home in an exceptional Mar Vista neighborhood.

*Located 1 block south of Palms Blvd. and just west of Wasatch Ave.*

**ROQUE & MARK Co.**

REAL ESTATE

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