



3D FLOOR PLAN



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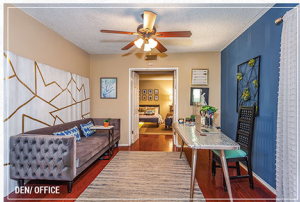




LIVING ROOM



KITCHEN



DEN/OFFICE



DINING AREA



MASTER BEDROOM



SECOND BEDROOM



BATHROOM



LAUNDRY AREA

MASTER BATHROOM

End Unit Condo



[PER ASSESSOR'S RECORD]



This well-maintained complex is superbly located in the desirable Arcadia West neighborhood with access to the award-winning Arcadia Unified School District. It's just minutes away from Westfield Santa Anita Mall, Arcadia Country Park, Santa Anita Park, and Santa Anita Golf Course. This lower-level end unit home offers a larger covered patio overlooking the courtyard, with flawless integration of indoor/outdoor living area, providing ultimate relaxation with extreme comfort.

This gated entry complex provides its residents with the very best in lifestyle and supreme comfort. It is encircled by a myriad of large-mature trees, lush greenery flanking the walkways, running streams, and trickling waterfalls all add a soothing and relaxing element to this garden-style condo. This lower-level end unit home offers a larger covered patio overlooking the courtyard, with flawless integration of indoor/outdoor living area, providing ultimate relaxation with extreme comfort.

The interior features two bedrooms and two full bathrooms, a living room, kitchen, dining area, and den. Additionally, the home features hardwood flooring, central A/C & heating, new interior doors, and it's the only unit with a dedicated two-car detached garage, meaning tons of storage and no need to share or carport.

You'll love the sense of warmth, and the gracious atmosphere that radiates in the welcoming living room; it is enhanced by a gas fireplace over the mantel and additional closet space, perfect for casual entertaining to mere after-work relaxation. The chef's friendly kitchen features newer tile floors, granite countertops, mosaic glass tile backsplash and stainless-steel appliances. Enjoying intimate meals with your family will be delightful in the adjacent dining area. The sliding door gives access to a no-maintenance, freshly landscaped private fenced side yard, where you can enjoy the scent of fresh plants in the air or sunbathe.

The home is comprised of two cozy bedrooms and two updated bathrooms. The master bedroom has a sliding closet and an ensuite bathroom. The second bedroom has the built-in wardrobes and an access to the side yard. There is also a large den, which is perfectly positioned to function as a formal dining room or home office. The laundry area is conveniently located just off the outside patio. This community offers an urban lifestyle, and it is positioned to take advantage of all of the comforts and conveniences the City of Arcadia has to offer. This lovely condo is indeed an ideal starter home and a fantastic investment opportunity.

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