



優質地段頂級學區 · 靜謐典雅綠意滿庭 · 創造建築匠匠久身價
 主屋客房獨立空間 · 山景泳池池大後院 · 便利生活觸手可及



RE/MAX PREMIER PROPERTIES EACH OFFICE INDEPENDENTLY OWNED AND OPERATED

ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE. THE BROKER DOES NOT GUARANTEE THE ACCURACY OF SQUARE FOOTAGE, LOT SIZE, OR OTHER INFORMATION CONCERNING THE CONDITION OF FEATURES OF PROPERTY PROVIDED BY SELLER OR OBTAINED FROM PUBLIC RECORDS OR OTHER SOURCES, AND THE BUYER IS ADVISED TO INDEPENDENTLY VERIFY THE ACCURACY OF THAT INFORMATION THROUGH PERSONAL INSPECTION AND WITH APPROPRIATE PROFESSIONALS. PICTURES HAVE BEEN COMPUTER ENHANCED AND/OR ALTERED. *OUR 3D FLOOR PLAN RENDERING ARE PROVIDED FOR INFORMATION AND REFERENCE ONLY. THE LISTING AGENT OR RE/MAX PREMIER PROPERTIES MAKE NO WARRANTY. FOR INDEPENDENT PROPERTY SIZE, LAYOUT, DIMENSIONS, ANY DETAILS, VERIFICATION IS RECOMMENDED.



200 San Miguel Dr, Arcadia

www.200SanMiguel.com



Jerry Sun 孫
 626.589.0997
 www.jerrysun.com
 ChineseBuyLA.com 中文網站

DRE#01338788
 626.602.3978
 jerrysun@remax.net
 224 N. Lake Ave, Pasadena

Facebook, WeChat, YouTube, Instagram, LinkedIn, ID: jerrytsun





LIVING ROOM



KITCHEN



DINING ROOM



FIRST BEDROOM



FIRST BATHROOM



SECOND BEDROOM



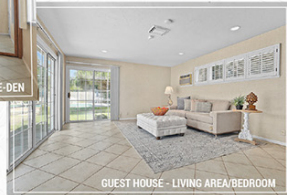
THIRD BEDROOM



SECOND BATHROOM



GUEST HOUSE-DEN



GUEST HOUSE - LIVING AREA/BEDROOM



MAIN HOUSE 3BD/ 1BA 1,344 SF
GUEST HOUSE 1BD/ 1BA 480 SF

(PER ASSESSOR'S RECORD)



4 BEDROOMS



3 BATHROOMS



1,824 SQ. FT.



2-CAR ATTACHED



1950



11,992 SQ. FT.



GUEST HOUSE



PATIO



POOL

This one-story single family home is situated in the highly desirable Holly Avenue Santa Anita neighborhood of Arcadia, with access to the award-winning Arcadia Unified School District. The home is framed by a large front yard with a long driveway capable of accommodating additional parking. Enjoy the living conveniences centrally positioned near several recreation parks, schools, banks, restaurants, retail shops, fitness center, car dealers, and post office. Furthermore, Santa Anita Golf Course, Arcadia Public Library, Arcadia County Park, Westfield Santa Anita Shopping Mall, LA County Arboretum, AMC Cinema, 626 Night Market, and leisure activities are all conveniently nearby. It is also easy access to the major 210 freeway.

This mid-century home boasts original charisma and has been lovingly maintained. The main house contains 3 bedrooms, 2 bathrooms, a living room, dining room, kitchen with breakfast nook, combined for approximately 1,344 square feet of living space, as well as a two-car attached garage and a covered patio with laundry area. In addition, there is an estimated 480 square foot permitted guest house has 1 bedroom and 1 bathroom.

As you approach the lovely front porch of this home, the warm ambiance that emanates will welcome you. You'll love the sense of warmth and the gracious atmosphere that radiate in the living room, which offers a white-painted brick fireplace; many surrounding windows illuminate the interior with an abundance of natural light, perfectly designed to suit all occasions from casual entertaining to simple after-work relaxation. Intimate homemade meals will be thoroughly enjoyed in the adjacent dining room.

The gourmet kitchen features wood cabinetry, white ceramic tile countertops, stainless steel appliances, wood flooring, and an eat-in breakfast area to fulfill any chef's needs. The main home consists of three bedrooms with white plantation shutters and carpeted flooring. The primary bedroom comprises a mirrored sliding wardrobe, custom wallpaper, and a ceiling fan with lights.

You will also truly enjoy the multi-purpose guest house at the rear. It is comprised of a bedroom (currently used as living room), a den with sliding closet, and a full bathroom, perfect for an entertainment room or to function as guest room or a parent's retreat, providing unparalleled privacy. The highly livable and flexible layout can transition to fit a variety of your family's needs.

Spend leisurely afternoons in the expansive backyard surrounded by flourishing native plants and fruit trees. Refresh yourself in the sparkling pool where the scenery of the mountain views can be enjoyed. Socialize with family on the covered patio and outdoor patio, which make summer entertaining and alfresco dining an exceptional experience. The open space provides a pleasant area for growing a flower garden and plenty of grass for kids to play on. Don't miss out on this excellent opportunity to acquire the home of your dreams and enjoy exceptional living in a peaceful environment.