



325 San Miguel Dr, Arcadia



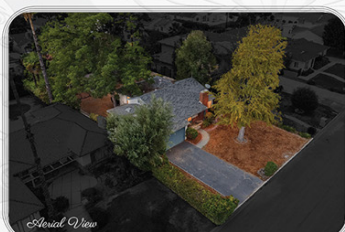
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Backyard & Patio



Backyard View

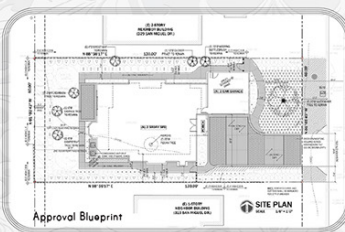


Aerial View

優質地段頂級學區。靜謐典雅簡約舒適。創造建築恆久身價。
地大寬敞山景後院。已核藍圖可以增建。繁華商場便利生活。



3D DOLLHOUSE VIEW



Approval Blueprint

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LIVING ROOM



KITCHEN



DINING ROOM



THIRD BEDROOM



FIRST BEDROOM



FIRST BATHROOM



SECOND BEDROOM



SECOND BATHROOM



(PER ASSESSOR'S RECORD)



3 BEDROOMS



2 BATHROOMS



1,251 SQ. FT.



2-CAR ATTACHED



1950



7,887 SQ. FT.



PATIO



ARCADIA UNIFIED



APPROVED PLAN 3,495 SF

This mid-century one-level single family home is situated in the desirable Arcadia Garden neighborhood of Arcadia, with access to the award-winning National Blue-Ribbon Arcadia Unified School District. The home is framed by a large front yard with the most distinct matured Ginkgo tree, providing cool shade on warm summer days, as well as an attached two-car garage with a long driveway capable of accommodating additional parking. You'll admire the gorgeous urban peacocks are roam freely in the surround enlivening neighborhoods, a colorful attraction and symbol of Arcadia community.

Enjoy the living conveniences of being centrally positioned near great schools, banks, restaurants, retail shops, a fitness center, car dealers, and post office. Furthermore, only a few minutes to Santa Anita Golf Course, Arcadia Public Library, Arcadia County Park, Santa Anita Park and live-horse racing track, Westfield Santa Anita Shopping Mall, LA County Arboretum, AMC Cinema, 626 Night Market, Methodist Hospital, USC Arcadia Health Center, and leisure activities are all conveniently nearby. The 210 freeway, public transportation, and Metro Station is also easily accessible from this home.

This mid-century home boasts original charisma and contains three bedrooms, two bathrooms, a living room, dining room, and kitchen with breakfast nook, combined for approximately 1,251 square feet of living space. The property features central A/C and heating, laminate wood flooring, a two-car attached garage with laundry hookup, and a storage shed in the rear yard.

This gem also has the potential for expansion. The current seller has already had an architectural designer draw up a blueprint with the city's approved fully construction plan and it's ready to build. The allowable living area is for a two-story home with approx. 3,495 square feet for future expansion. It offers a great development opportunity for individual builders or an experienced developer.

As you approach the lovely front porch of this home, the warm ambiance that emanates will welcome you. Enjoy gathering in the open living room and dining room graced by a brick fireplace with mantle; many surrounding windows illuminate the interior with an abundance of natural light. The comfortable living areas are suitable for casual entertaining and intimate meals for unwinding after a day at work. The gourmet kitchen features white cabinetry and pantry, a marble tile backsplash, quartz stone countertops, and an eat-in breakfast area with wood shelves to fulfill any chef's needs.

The home consists of two full bathrooms and three cozy bedrooms with laminate wood flooring throughout. The light-filled primary bedroom offers a retreat from the stresses of everyday living. The first bathroom contains a sink vanity with a storage cabinet and a shower with tub enclosure. There are additional storage cabinets for household appliances in the hallway.

Spend leisurely afternoons in the private backyard surrounded by flourishing native plants and luscious fruit trees where the scenery of the mountain views can be enjoyed. The outdoor patio makes entertaining and alfresco dining an exceptional experience. The open space provides a pleasant area for growing a flower garden with limitless potential for creative fulfillment that will deliver year-round delight. Don't miss out on this excellent opportunity to acquire the home of your dreams.