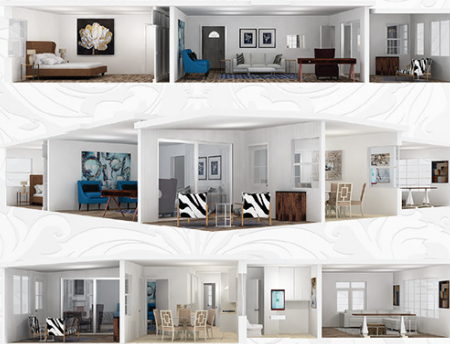


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PREMIER PROPERTIES
Broker DRE#01379606

📞 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

📱 ID: jerrytsun





LIVING ROOM



KITCHEN



DINING ROOM



DEN



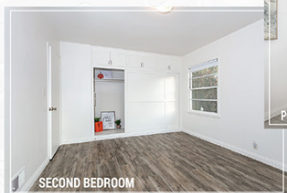
FIRST BEDROOM



FIRST BATHROOM



FAMILY ROOM



SECOND BEDROOM



POWDER ROOM & LAUNDRY



(PER ASSESSOR'S RECORD)



2 BEDROOMS



1.5 BATHROOMS



1,750 SQ. FT.



2-CAR DETACHED



1949



11,474 SQ. FT.



FAMILY ROOM



DEN



ARCADIA UNIFIED



BLUEPRINT READY

This one-level single family home is situated in the highly desirable Lower Rancho neighborhood of Arcadia, with access to the award-winning National Blue Ribbon Arcadia Unified School District. The home is flanked by a large manicured landscaped front yard, and a gated entry detached two-car garage with a long driveway capable of accommodating additional parking or RVs. You'll also admire the gorgeous urban peacocks which roam freely in the surround, enlivening neighborhoods, and a colorful attraction and symbol of the Arcadia community.

Enjoy the living conveniences of being centrally positioned only blocks away from Hugo Reid Elementary School, Hugo Reid Park, banks, H Mart, restaurants, retail shops, car dealers, and post office. Furthermore, 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 are also easily accessible from this home.

The mid-century home has retained many original details from that period and has been lovely maintained. The interior contains two bedrooms, 1.5 bathrooms, a living room, dining room, kitchen, family room, and den. The home features central A/C, and the interior and exterior have recently been painted to blend in beautifully with its overall fresh look. The current seller has already had an architectural designer draw up a full construction blueprint and is currently awaiting the city's HOA approval. The allowable living area is for a two-story home with 4,218 sq. ft. for future expansion. It offers a great development opportunity for individual builders or an experienced developer.

The living room features oversized windows providing sufficient natural lighting, and has laminate wood flooring throughout, perfectly designed to suit entertaining for all occasions. The gourmet kitchen features white cabinetry, ceramic tile countertops and easy-to-maintain tile flooring. Intimate homemade meals will be thoroughly enjoyed in the adjacent dining room.

You'll love the sense of warmth and the gracious atmosphere that radiate through the light-filled family room, which offers a brick fireplace to cozy up around the roar of the fireplace this upcoming holiday season. It is open to a functional den which can be used as an office/ study room favorable to work in or for distance learning, or as an exercise room. The flexible layout can transition to fit a variety of your family's needs, so you'll certainly enjoy this multi-purpose room!

The home consists of two nice-sized bedrooms. The primary bedroom has two sliding wardrobes and top cabinets, offers a retreat from the stresses of everyday living. The first full bathroom contains a sink vanity, separate bathtub and shower room. There is also a power room with laundry hookup and cabinets.

Spend leisurely afternoons in the private backyard surrounded by flourishing native plants and luscious fruit trees, ideal for relishing quiet moments of relaxation after work. The outdoor space also offers a wonderful area for growing a vegetable garden for limitless creative potential. Don't miss out on this exceptional opportunity to move your family into a tranquil living environment with potential for future expansion.