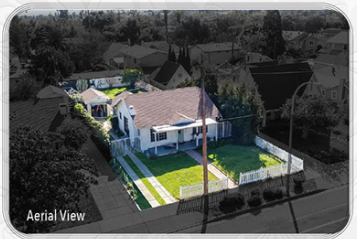




Backyard



Aerial View



Aerial View



3D FLOOR PLAN

3D DOLLHOUSE VIEW



1712 Corson St, Pasadena

3D www.1712Corson.com



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LIVING ROOM



KITCHEN



BEDROOM



BEDROOM



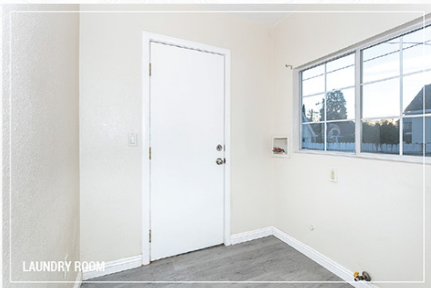
BEDROOM



DEN



BATHROOM



LAUNDRY ROOM



(PER ASSESSOR'S RECORD)



2 BEDROOMS



1 BATHROOM



888 SQ.FT.



1-CAR GARAGE



1924



7,653 SQ.FT.



LAUNDRY ROOM



FRONT PORCH



DEN

This lovingly maintained single-family home is situated in the N. Wilson-N. Allen neighborhood of mid-central Pasadena. It boasts a large fence front yard with a gated entry leading to a detached one-car garage, and the long driveway capable of accommodating additional parking. The future owner will delight in this ideally positioned home, which includes every living convenience within easy reach. Near PCC, Caltech, grocery stores, a recreational center, pharmacies, a gym, public library, and retail shops. Also close to Hastings Ranch Shopping Village, Old Town Pasadena, the Shops on Lake Avenue, the Rose Bowl Stadium, the Huntington Library, a golf course, and several other significant venues. The Metro Gold Line, the 210 Freeway, and numerous public transportation choices are all nearby.

As you approach this well-kept home, the warm ambiance and lived-in feel that emanates from within will welcome you. Imagine living the good life here! This mid-century home features a living room, dining room, kitchen, den, two bedrooms and one full bathroom, comprising approximately 888 square feet of living space. The property also features central A/C, an HVAC system, laundry room with hook-ups, base molding, unique arched doorways, and contains updated hardwood wood flooring throughout the house.

You'll love the sense of warmth and the comfortable environment in the open living room with a cozy fireplace, the oversized windows illuminate the interior with an abundance of natural light. The arched opening welcomes you to the formal dining room, where you can enjoy intimate meals while unwinding after a day at work, access to the external space is provided by the glass sliding door.

The gourmet kitchen is well-appointed with elegant white cabinetry and appliances (e.g., refrigerator, gas stove/oven, dishwasher), making it a comfortable workspace to fulfill any chef's needs. The laundry room is conveniently located off the kitchen. The home consists of two bright and airy comfortably sized bedrooms with walk-in closets, and one full bathroom. There is also a function den is ideal for at-home professionals or as a pleasant quiet space for tranquil reading.

Visualize the feeling of returning home and spend leisurely afternoons in the private backyard, surrounded by flourishing native plants, a variety of fruit trees such as peach tree, lemon tree, orange tree, and pomegranate, while enjoy surrounded by birdsongs, sweet-smelling flowers and mountain view. A drought tolerant large green columnar cactus have fascinated and makes a visually focal point. The outdoor space provides a pleasant area for growing a flower garden, or alfresco dining making summer entertaining an exceptional experience. Fulfill your desire for a well-maintained home and take pleasure in a relaxed environment.

As 1712 Corson St. (APN#5737-015-003) is currently zoned for residential RM16, there is also the potential for a possible future expansion, including the development of two-unit dwellings on this lot. It can also be combined with our other home for sale at 1704 Corson St. (APN#5737-015-002). Together, these two lots can accommodate multiple dwellings with up to five units. It offers an excellent development opportunity for both individual buyers or an experienced developer looking to build either a dream home or future development possibilities. Snap up this superb investment opportunity and add it to your portfolio now!