

Hidden Spanish Gem!

1817 LOS ROBLES AVENUE | SAN MARINO



3 BED | 2 BATHS | 1,839 SQ. FT. (TAPED) | Lot Size = 7736 sq ft (per assessor) | BUILT IN 1924



NK

Nina Kirkendall

www.homesbynina.com | 626.676.6260

Chairman's Circle & Legend Award Winner

Offered at:
\$989,000



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Virtual Tour at
www.1817losrobles.com
www.homesbynina.com

SAN MARINO
PASADENA
SOUTH
PASADENA

1817 Los Robles Avenue | SAN MARINO

Charming & immaculate home recently updated and expanded. A covered front porch welcomes you in to this bright home with an open floor plan. The living room features a warm fireplace and original hardwood floors, which flows and opens into the dining room. The kitchen has a double sink, dishwasher & wood cabinets. It leads to a utility area with a door leading out to the driveway and rear yard, and also conveniently offers washer/dryer hookups and a storage pantry.

There are 3 spacious bedrooms, one of which is a master suite and is oversized with 2 walk in closets, a full bath and an office/sitting area. There are sliding French doors out to the rear patio & overlooks the sparkling pool and spa. The other 2 bedrooms share a hall bath and have large, organized closets.

The rear yard is completely newly landscaped and is great for entertaining. It is truly relaxing with a covered patio area adjacent to a spa with waterfall into the pool. There is an "Aqualink" system which remotely controls all functions of the pool and spa, including heating and turning on the spa jets, located inside the master suite, as well as being controlled via telephone. There is a built-in BBQ area and counter with sink, providing a wonderful "outdoor kitchen."

The newly built 557 sq ft garage is oversized and currently used as a family room/pool house. It is completely finished and drywalled with vaulted ceilings, recessed lights, sliding French doors and extra windows, a ceiling fan and wall a/c unit. It also offers an additional bonus room, great for an office or exercise room.

Additional features: Newly painted exterior & interior, central air & heat, security system, partial upgraded electrical service (all underground), partial newer sewer lines, partial newer roof on house and all of garage, close to Mission Street shops & restaurants, Excellent San Marino schools + much more!

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