

# Roland Coate designed French Normandy

## 2110 HOMET ROAD | SAN MARINO



4 BEDROOMS | 3.5 BATHS | \*2,609 SQ. FT. | Lot Size = 9,100 SQ. FT.



Nina Kirkendall  
www.homesbynina.com | 626.676.6260

Chairman's Circle & Legend Award Winner

Showings to start on Dec.7th  
Open House Sunday Dec 10th 2-4PM

*Seller will entertain offers between*  
**\$1,480,000-1,680,876**



Virtual Tour at  
[www.2110homet.com](http://www.2110homet.com)  
[www.homesbynina.com](http://www.homesbynina.com)

SAN MARINO  
PASADENA  
SOUTH  
PASADENA

\* Per Seller

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# 2110 Homet Road | SAN MARINO

Details abound in this classic 1926 character home designed by noted architect, Roland Coate, and meticulously updated & enlarged in 2002/2005. This delightful home on one of San Marino's best neighborhood streets welcomes you to a wonderful blend of old world charm with modern amenities. The charming brick walkway leads you into the formal entry way, opening to a spacious living room featuring hardwood floors, warm fireplace (gas & wood burning), and French doors leading to the front and back patio. The formal dining room has a stunning 16' wood beamed ceiling and French doors opening to the patio & rear yard. The newly remodeled gourmet kitchen features all built-in Viking stainless steel appliances, granite countertops, custom wood cabinets, custom French tiles, recessed lights, a breakfast eating area and wet bar. The family room with vaulted wood beamed ceilings is adjacent to the kitchen and overlooks the rear yard with French doors and has a powder bath. One bedroom suite, including a full bath, large closet and French door, completes the first level.

The second level has 3 spacious bedrooms, one of which is a master suite including a newly updated full bath, 2 separate closets, rounded coved ceilings and a conveniently located upstairs laundry area. The 2 additional bedrooms both feature rounded coved ceilings, newer dual-paned windows, large organized closets, one room offers a bay window with built-in seating, and they share an updated full bath. The beautifully landscaped rear yard has 2 large patios, children's play area with rubber mulch and grassy lawn with additional side yard, great for dog run, potting shed, etc. There is an attached 2 car garage with direct access and a newer automatic garage door.

**Additional features:** Newer roof and exterior paint in 2002; Newly remodeled kitchen and master bath in 2005; Central air & heat (2 zones); Security system; Partial copper plumbing; Attached 2 car garage with direct access and newer automatic door; Hardwood floors throughout; Recessed lighting throughout; French doors throughout; Wired for speakers in LR & FDR; Automatic sprinklers in front and rear yards & Excellent San Marino Schools!

Exclusions: Free standing wine refrigerator in wet bar, washer & dryer, & play structure in rear yard

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