

# Charming Traditional on Tree Lined Street

## 6730 RUTHLEE AVENUE | NORTH SAN GABRIEL



3 BEDROOMS | 2 BATHS | \*1,617 SQ. FT. | BONUS ROOM (160 SQ FT) | 9,000 SQ. FT. LOT | BUILT IN 1949



Nina Kirkendall  
www.homesbynina.com | 626.676.6260

Chairman's Circle & Legend Award Winner

Seller will entertain offers between  
**\$695,000 - 750,876**



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Virtual Tour at  
[www.6730ruthlee.com](http://www.6730ruthlee.com)  
[www.homesbynina.com](http://www.homesbynina.com)

SAN MARINO  
PASADENA  
SOUTH  
PASADENA

\* Per REST

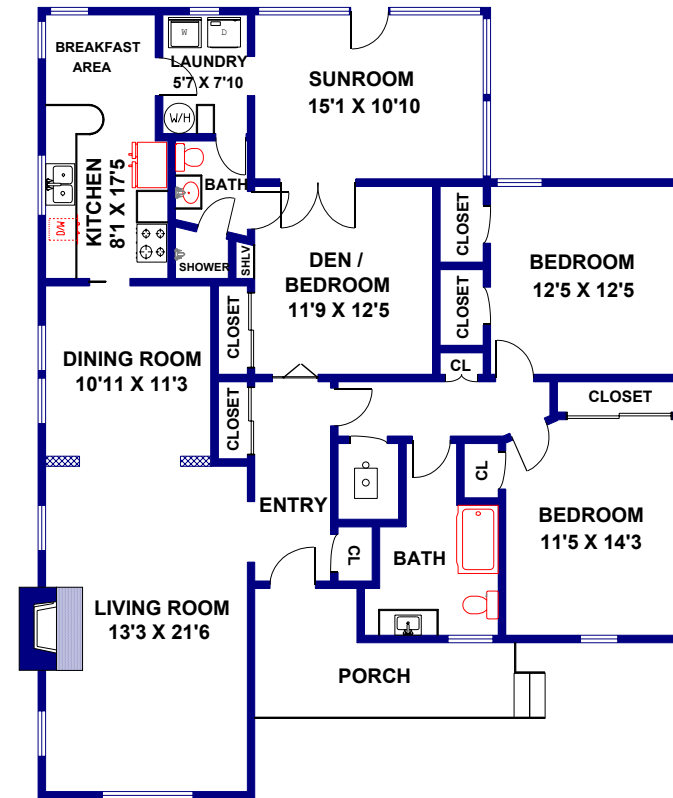
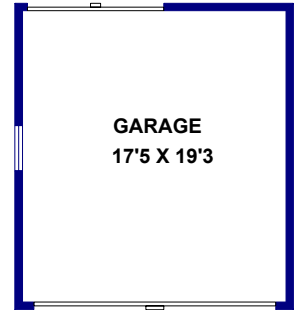
# 6730 Ruthlee Ave. | N O . S A N G A B R I E L

Charming Traditional on wonderful tree-lined street in No San Gabriel, close to San Marino, with great curb appeal. This bright & spacious home offers an excellent floor plan with an abundance of closets and storage space. An inviting front porch and formal entry with crown moldings & chandelier leads into the bright Living Room with beautiful hardwood floors, crown moldings, FP and large picture window overlooking the front yard. The formal dining room features beautiful hardwood floors, custom decorative shelving, and opens to the spacious kitchen with newer appliances and an eating area. There are 3 bedrooms (one currently used as a den) with an adjacent 3/4 bath, and 2 other spacious bedrooms sharing a full bath w/ new tile flooring. A bonus enclosed sunroom of approx. 160 sq ft (not included in sq ft) is great for an office, playroom, and has a door leading out to the rear patio & yard. The large park-like backyard is shaded with trees, an expansive lawn, and features a patio & kids' play area. The 2 car detached garage offers additional storage with automatic door.

## Additional features:

Central air & heat, Newer composition roof, Newer automatic garage door, Automatic sprinklers throughout, Bolted to foundation, Newer kitchen appliances, Fruit trees in front & rear yard, Front porch, Interior laundry room, Ceiling fans, Custom window coverings + much more!

Immaculate move in condition! Must see!



FLOOR PLAN CREATED BY REST, INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED. (626) 840-1177

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