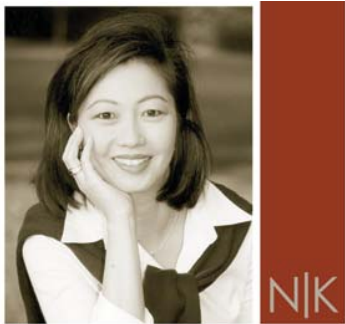


Private & Pristine in Prime Location!

522 Garfield Avenue Unit A | South Pasadena



2 BEDROOMS + LOFT | 2.5 BATHS | 1,858 SQ. FT. | BUILT IN 1986



Nina Kirkendall
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522 Garfield Avenue, Unit A

Premium location! This pristine unit is located in the coveted tranquil San Pasqual neighborhood conveniently close to Garfield Park, San Marino and South Pasadena Mission District's shops and easy access to freeways. This resort-like setting features lush landscaping, sparkling pool, spa, sauna, recreation room, and gated entry.

This spacious residence has an open & bright floor plan. A private arched entry includes direct access from private 2-car, oversized garage with ample storage and guest powder room. The living room features contemporary fireplace, soaring clerestory windows and direct access to expansive garden patio through French doors. The adjacent kitchen with abundant cabinet space has newer appliances, tile countertops, and a pass-through eating bar counter to formal dining area.

The second level has a large airy loft providing an "open room," great for an office, playroom, or hobby room, with built-in glass door display cabinet. A one-bedroom suite with a tucked away Murphy bed, full bath, linen closet and laundry facilities complete this 2nd level. On the third level is the master suite with vaulted ceilings, a large walk-in closet, balcony, and bathroom with dual sinks.

Additional features: Newly painted, newer roof, newer central air & heat, pool, spa, recreation room, 2-car attached garage with direct access, large wrap-around patio/yard, excellent South Pasadena schools. Small and well maintained complex, professionally managed.

HOA fees = \$350/month includes trash, water, exterior hazard and earthquake insurance, maintenance of roof, exterior paint, landscaping, pool facilities, and recreation room.

Nina Kirkendall



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