

# UPDATED RANCH IN HIGHLAND OAKS

## 1701 WILSON AVENUE | ARCADIA



3 BEDROOMS + OFFICE | 2.5 BATHS | 2,857 SQ. FT. | LOT SZ 13,722 sq ft | BUILT IN 1951



Nina Kirkendall  
www.homesbynina.com | 626.676.6260

Chairman's Circle & Legend Award Winner

*Seller will entertain offers between*  
**\$1,050,000-1,200,876**



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# 1701 WILSON AVENUE | ARCADIA

Sprawling, updated Ranch in Highland Oaks neighborhood! Great curb appeal with formal entry, living room with fireplace, formal dining room, kitchen open to eating area and large family room with built-in bookshelves and french doors to backyard. The office has many built-ins for storage and windows overlooking rear yard. The master suite is oversized with walk in closet and luxurious bath with double sinks. 2 other bedrooms have spacious closets and full hall bath to share with double sinks. Powder room is conveniently located in main hallway for guests. The 2 car, oversized garage offers direct access. The backyard is private with lush landscaping and a brick patio with gas bbq hookup. Central air & heat, security system, soft water system + more! This home is in move-in condition and is a must see!

Nina Kirkendall



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