



Storybook English in coveted Mission District

1831 Montroble Place | San Marino

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4 bedrooms | 2.5 baths | 2,485 sq ft* | 7,357 sq ft Lot

Surrounded by hundreds of fragrant roses, this Storybook English is located on a historic, tree-lined street in desirable Mission District. This charming home offers a wonderful family floor plan and is light and bright. Character features include hardwood floors, coved ceilings, crown moldings, leaded glass windows + more! The Formal Living Room is spacious with cathedral ceilings, warm FP, and doors leading out to side patio. The Formal Dining Room has an original, corner built-in shelf and period light fixtures. The cook's kitchen has stainless steel appliances, wood & glass cabinets, tile counters and is open to a spacious breakfast room, powder bath, laundry area & door leading to rear patio. Completing the 1st level are 2 bedrooms, one with attached study/office and shares a full hall bath.

The 2nd level features 2 bedrooms and a family room/bonus room. The master bedroom has a built-in bench with storage, dormer windows & a large walk in closet with additional storage space, currently used as an office (addtl 151 sq ft). The family room/bonus room is currently being used as a "media room" and offers high, vaulted ceilings, a beautiful stained glass window, and a storage closet. The 4th bedroom is large with built-in shelving, storage, and a double loft area for a mini-theatre or any creative play! (addtl 364 sq ft). The rear yard is private & serene with 2 patios for entertaining, many fruit trees, and lush landscaping!

Great family home...Excellent location in the highly desirable Mission District of San Marino with top rated schools!



NJK

Nina Kirkendall

www.homesbynina.com | 626.676.6260

Chairman's Circle & Legend Award Winner

Additional features:

- Central air & heat (2 units)
- Newer copper main water line
- Pro-Slate roof with 40 year warranty
- Newer custom wood door & fixtures
- Across from California Historical Landmark #669
- Top rated San Marino schools

* Per REST



Seller will entertain offers between
\$1,300,000-1,500,876



For additional information, visit:
www.1831montroble.com
www.homesbynina.com

