



C h a r m i n g E n g l i s h

2186 Roanoke Road | San Marino

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3 bed + den | 3.5 ba | bonus room | 2,389 sq ft* | 11,930 sq ft lot

Charming 1 story English built in 1938 on beautiful, tree lined street, centrally located in San Marino, exudes original character and charm throughout, with updated baths. Upon entering the floral pathway to the entry, the formal living room features gorgeous leaded glass windows, a gas fireplace, original coved, crown moldings and hardwood floors. The formal dining room overlooks the front yard and has original coved, crown moldings, hardwood floors and opens to a bright & sunny breakfast room with bay windows & built-ins. The kitchen is very functional with greenhouse window, newer stainless stove top & dishwasher, a lot of counter space, storage cabinets and pantry.

The large family room features skylights, newer French Doors opening to rear patio, overlooking a great oak tree, and a powder bath off of it. Adjacent to the family room is a den with closet, which can be enclosed to be a 4th bedroom. There are 3 bedroom suites, 2 off the main hallway, one of which is a master with walk-in closet, one off of the family room, all with abundant storage closets and each with its own updated bath. The main hall also has a guest closet, linen closet & cedar-lined closet.

There is a detached bonus room adjacent to the garage (Approx. 200 sq ft additional), great for office or play room, with windows, lights, electricity, phone lines, cable, carpeting and built-in shelving. The large rear yard features a brick patio shaded by a grand oak tree, large grassy area with original, outdoor fireplace, BBQ and entertaining area with sink. There is a 2 car, detached garage with laundry hookups.



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Chairman's Circle & Legend Award Winner

Additional features:

- Newer Wood shake roof (summer 2007),
- Newer interior & exterior paint (2010)
- Central air and heat
- Remodeled baths
- Automatic sprinklers (front & rear)
- Top rated San Marino schools

* Per REST
DRE license # 01245547

Offered at:
\$1,468,000



For additional information, visit:
www.2186roanoke.com
www.homesbynina.com

