



Storybook Traditional in Desirable Mission District  
1630 Las Flores Avenue | San Marino

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2 bedrooms | Den | Full bath | 1,631 sq ft\* | 7,769 sq ft lot

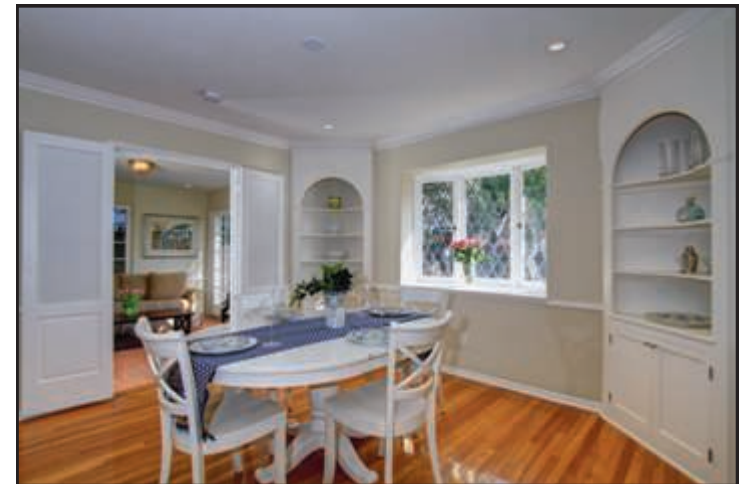
Located in the highly sought after Mission District, close to upscale shops and restaurants of San Marino, this remodeled home is on a large flat lot!

The newly landscaped yard features a quaint front porch, perfect for relaxing on a quiet afternoon or watching the kids play. As you enter the front door, the spacious Living Room has beautiful hardwood floors, rich original wood paneling and crown molding, warm fireplace with custom wood mantel, and recessed lights. This opens to the bright and cheery den with French doors and floor to ceiling windows overlooking the rear yard, highlighted by moldings, chair rail, recessing lights and charming brick flooring.

The formal dining room features a leaded glass bay window, arched corner built-in cabinetry, crown moldings & chair rail and recessed lights. This leads to the kitchen with newer hardwood floors, period tile countertops, refinished wood cabinets with new hardware, recessed lights, new stainless steel appliances, including top of the line, professional grade, Wolf range and hood.

There are 2 spacious bedrooms, both with hardwood floors, crown moldings, recessed lights, ample closet space and shares a full hall bath with period tiles, separate tub and shower, and a new toilet and sink. A mudroom with laundry hookups, storage and shelving complete the interior of this immaculate home.

The private, rear yard is newly landscaped with grass, flower shrubs, and fruit trees. The newer concrete driveway has brick edging, and leads to the detached 2 car garage.



**NIK**

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Chairman's Circle & Legend Award Winner

SAN MARINO  
PASADENA  
SOUTH PASADENA

Additional features:

- Newly painted, interior & exterior
- New copper plumbing
- New electrical wiring
- Newly added recessed lighting
- Central Air and Heat
- Top rated San Marino schools

DRE License # 01245547  
\*per seller



Offered at:  
**\$968,000**

For additional information, visit:  
[www.homesbynina.com](http://www.homesbynina.com)  
[www.1630lasflores.com](http://www.1630lasflores.com)

