

2200 Robles Avenue, San Marino

www.2200ROBLES.com



- Newer wood shake roof (2006)
- New flooring & carpets (2012)
- Newly painted interior & exterior (2012)
- Original peg & groove hardwood floors
- Original crown moldings & chair rail
- Central air & heat -2 units (2001)
- 3 car, finished garage (1990)
- 4,257 sq ft living space (taped)
- 17,000 sq ft lot size
- Built in 1948



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Located on a quiet, tree-lined street near prestigious Huntington Library, this traditional 1-story home has great curb appeal w/circular driveway entry framed by two majestic Deodar pine trees. It sits atop a gentle hill on a large parcel w/spectacular views. This original owner home has been lovingly maintained & is bright w/ideal floor plan & potential to be a dream home in the #1 SM School District!

\$1,998,000



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This amazing home features 6 bedrooms, 5 baths, family room & enclosed California sunroom. The formal living room is spacious & features a marble hearth fireplace, & floor to ceiling windows overlooking the front yard. The bedrooms all have ample closet space. Each has their own bath, except the front den/convertible bedroom.

The master suite has large plate glass windows w/ a sliding glass door that opens to the back yard. The pool is just steps away. The elegant master bath features a spacious step down bathtub. The mirrored dressing hall is filled w/ drawers & an expansive counter top. The master closets have impressive capacity w/ dozens of feet of hanging clothes space.

The family room & California sunroom has potential to be opened to kitchen for a spectacular "Great Room." The sunroom opens to the backyard w/ pool, patio w/ changing rooms, storage room, workshop, detached 3 car garage, grassy side yard & dog run.

