



Pristine Upgraded Unit in Park California  
497 E. California Blvd. #215 | Pasadena



# 497 E. California Blvd. #215 | Pasadena

2 bedrooms | 2 baths | 1,154 sq ft | Built in 1980

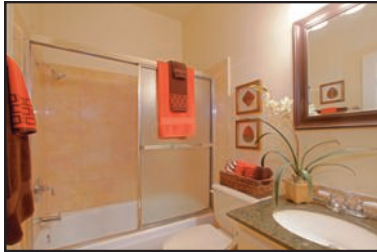
Pristine, upgraded condo in Premiere, Madison Heights location, close to Lake Avenue and Old Town Pasadena. This unit features beautiful wood floors, granite countertops, custom lighting and window coverings. The living room has high, 10 foot ceilings, wet bar with sink and cabinets, brick fireplace with mantel, sliding doors out to large, quiet patio with additional storage.

The dining area has custom lighting, picture window for natural lighting, and is open to the upgraded kitchen with granite counters, newer wood cabinets, and pantry area. There is a large laundry room inside the unit, with extra storage space.

There are 2 bedroom suites, one of which is a spacious master with large walk-in closet, newer carpets, double sinks with granite counter tops, and separate tub and shower, and granite floor tiles. The second bedroom has a full bath with shower over tub, granite counters & flooring, and linen and hall closets. The bedroom has a sliding door to patio and a large closet.

This building features lush landscaping, sparkling pool and spa, central air & heat, fitness room with ¼ bath and sauna, full security entry, earthquake insurance, 2 secured parking spaces, exterior will be painted within next year + much more!

HOA = \$395/month (includes water, trash, earthquake insurance, all common area maintenance)



NIK

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## Additional features:

- Association Pool & Spa
- Association Gym & Sauna
- Security Building & Parking
- Earthquake Insurance
- 2 side by side parking spaces
- Laundry room inside unit

DRE License # 01245547



Offered at:  
**\$449,000**

For additional information, visit:  
[www.homesbynina.com](http://www.homesbynina.com)  
[www.parkcalifornia215.com](http://www.parkcalifornia215.com)