



Sophisticated Spanish Revival  
581 San Marino Avenue | **San Marino**

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3 bedrooms | 2.5 baths | 2,470 sq ft | Lot size = 7,968 sq ft

Beautifully designed Spanish home by noted architect, Allen Ruoff, has been meticulously updated, and is located in a desirable location north of Huntington Drive. The inviting tile walkway to the front door with archway leads you into a formal entryway with a large coat closet, and remodeled powder bathroom with custom tiles.

The formal living room features high, wood beamed ceilings, gleaming hardwood floors, handsome fireplace, French doors and floor to ceiling windows. The formal dining room with built-in shelves and storage closet offers a perfect place for formal entertaining.

The remodeled spacious kitchen has a large island with sink, granite counters, custom cabinets, professional Thermador range and stainless steel appliances, recessed lighting and opens to a breakfast eating area overlooking the rear yard. Completing the first level is a laundry room with sink and extra storage with a side door to the driveway.

Upstairs features a master suite with 2 large walk-in closets, door out to balcony, updated bath with limestone flooring, dual sinks, separate tub and shower. The second bedroom has a large closet, French door to balcony, and an additional study/retreat with built-in shelves and window seat. The third bedroom has a built-in bed with storage underneath, and a door leading to a balcony overlooking the front yard. There is an updated, full bath in the hallway for these bedrooms to share.

The entertaining yard is private with a stone patio, large grassy lawn area, a built-in basketball hoop, and a 2 car detached garage. Immaculate, move in condition!



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### Additional features:

- Newly painted
- Updated electrical
- Copper plumbing
- Dual Zone Central air & heat
- Top rated San Marino Schools

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