



Gracious Spanish with Guest Quarters  
1354 Garfield Avenue | San Marino

# 1354 Garfield Avenue | San Marino


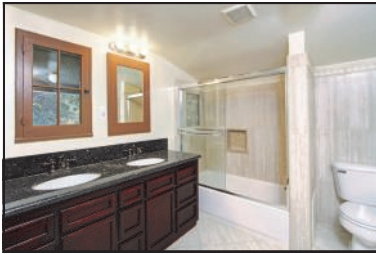
4 bedrooms | 3 baths | Guest Suite | 2,917 sq ft | Lot Sz = 13,447

Beautiful 2 story, Unspoiled Spanish with original character throughout. Located on a quiet, private cul-de-sac corner, north of Huntington Drive. The park like setting is enhanced by majestic trees, mini fruit orchard, spacious lawn with Spanish fountains, and enclosed courtyard.

A long, winding driveway leads to a 2 car detached garage with a guest suite located on top. Upon entry along the paver walkway, the large arched doorway leads you into a generously sized, step down living room with open-beam, coved ceilings, fireplace and French doors. The gourmet kitchen features an island cooktop, top of the line appliances, large breakfast nook and desk area.

The downstairs den/convertible bedroom leads to outdoor patio and has an adjacent bath. The second level features 3 additional bedrooms, including a master suite with a balcony and full bath. The enclosed courtyard has a built-in bbq and is perfect for al-fresco dining and entertaining. The guest suite has an updated kitchenette, living area, bedroom with closet, bathroom, and newer air conditioning. It overlooks the koi pond with serene reflecting space.

This authentic home exudes charm and is located in the top rated San Marino School District....must see...exceptional value!!!



**NIK**

**Nina Kirkendall**  
www.homesbynina.com | 626.676.6260  
Chairman's Circle & Legend Award Winner

SAN MARINO  
PASADENA  
SOUTH  
PASADENA

## Additional features:

- Automatic driveway gate
- Newer windows
- Guest Suite=approx. 361 sq ft w/newer kitchenette
- Central Air and Heat
- Top Rated San Marino School District

DRE License # 01245547

Offered at:  
**\$1,798,000**

For additional information, visit:  
**www.homesbynina.com**  
**www.1354garfield.com**

