

# **\$777,061 - 1206 Vanhorn Avenue, West Covina**

MLS® #24442617

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## **\$777,061**

3 Bedroom, 3.00 Bathroom, 1,449 sqft  
Residential on 0 Acres

The Grove at Merced, West Covina,

This brand new-construction home is now complete and ready for a quick move-in! Live in the heart of it all! This sleek and contemporary 2-story townhome in West Covina offers convenient access to it all in an ideal setting. This exceptional 3-bedroom, 2.5-bathroom townhome combines modern style and functionality, creating the ideal setting for contemporary living. Step inside to find an inviting open floor plan, accentuated by soaring 9-foot ceilings and energy-efficient dual-pane windows that bring in abundant natural light. Solar Panels available, for lease or purchase, add an eco-friendly touch, reducing energy costs while making a positive environmental impact. In the kitchen, you'll find a blend of practicality and style with elegant white shaker-style cabinets, quartz countertops, and a dedicated pantry for extra storage. Outfitted with stainless steel appliances, including a refrigerator, slide-in gas range, microwave, and dishwasher, this kitchen is ready for all your culinary adventures. Thoughtful touches like a spacious coat closet on the first floor and ample storage throughout enhance convenience and organization. The primary suite is a true retreat, featuring plush upgraded carpeting and not one but two spacious walk-in closets, providing ample storage space for all your belongings. The suite's tranquil ambiance creates the perfect spot for relaxation, offering a haven after a long day. The two additional bedrooms are ideal for



various uses, whether as guest spaces, home offices, or rooms for growing needs. Each room is designed with versatility in mind, catering to a range of lifestyle options. Both bathrooms and the laundry room feature stylish tile flooring that adds to the home's modern, polished look. This home is crafted for comfort and efficiency, equipped with a QuietCool whole house fan system that keeps temperatures pleasant year-round while promoting energy savings. The keyless entry system enhances convenience, allowing easy access for homeowners. Outside, the spacious patio provides an ideal space for outdoor relaxation or entertaining guests, whether for casual get-togethers or quiet morning coffee. As a brand-new construction, this townhome comes with the advantage of lower maintenance needs compared to older resale properties, enabling you to focus on enjoying your new space without frequent upkeep concerns. Located in the tranquil community of The Grove at Merced, this home offers easy access to major transportation hubs, employment centers, and Downtown LA, combining the peaceful feel of suburban living with the accessibility of urban amenities. Designed to meet modern needs with style, comfort, and convenience, this townhome is scheduled for a year-end move-in date. Don't miss out on this unique opportunity to own a beautifully crafted, thoughtfully designed home that truly elevates the lifestyle experience at The Grove at Merced. This home is more than just a residence; it's a lifestyle choice that caters to the best that West Covina has to offer. Ready to welcome you to a new level of comfort, convenience, and style, this beautiful townhome awaits!

Built in 2024

## **Essential Information**

MLS® #	24442617
Price	\$777,061
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,449
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Closed
Listing Agent	Richard Castellon
Listing Office	RC Homes, Inc.

### Community Information

Address	1206 Vanhorn Avenue
Area	669 - West Covina
Subdivision	The Grove at Merced
City	West Covina
County	Los Angeles
Zip Code	91790

### Amenities

Amenities	Picnic Area, Outdoor Cooking Area
Parking Spaces	2
Parking	Garage, Door-Multi, Garage Door Opener, Guest
# of Garages	2
Garages	Garage, Door-Multi, Garage Door Opener, Guest
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Front Yard
Windows	Double Pane Windows

Roof	Concrete, Tile
Construction	Stucco

## Interior

Interior	Carpet
Interior Features	High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Eat-in Kitchen, See Remarks, Separate/Formal Dining Room
Appliances	Microwave, Dishwasher, Disposal
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	West Covina
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## Additional Information

Date Listed	September 25th, 2024
Days on Market	95
Short Sale	N
RE / Bank Owned	N

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