

# **\$779,304 - 1202 Vanhorn Avenue, West Covina**

MLS® #24449787

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## **\$779,304**

3 Bedroom, 3.00 Bathroom, 1,457 sqft  
Residential on 0 Acres

The Grove at Merced, West Covina,

This is a new construction home-- be the first every to own a stunning 2-story townhome in a vibrant Southern California neighborhood. Experience the best of modern living in this brand-new construction townhome, featuring contemporary finishes, energy-efficient design, and a thoughtfully crafted floor plan in a prime West Covina neighborhood! This beautifully designed 2-story townhome offers 3 bedrooms, soaring 9-foot ceilings, and an inviting open floor plan. Enjoy cooking in the modern kitchen, complete with white shaker cabinets, stainless appliances (including refrigerator and slide-in gas range), and a dedicated pantry. Designer upgrades include LVP flooring in living areas, tile in the laundry room, and a complete Wi-Fi-ready setup for smart home convenience. With a large front yard patio for outdoor relaxation, a dedicated laundry room with washer and dryer included, and an attached 2-car garage, this home combines style with functionality. Dual-pane windows throughout the home ensure energy efficiency while keeping the interiors quiet and comfortable. Positioned in an exciting new community close to West Covina's best dining, shopping, and entertainment, this townhome is ideal for modern living. This townhome is equipped with energy-saving features and is solar-ready, with options for leasing or purchasing solar panels, allowing you to enjoy lower utility bills while reducing your carbon footprint. Don't miss out on this unique opportunity to own a brand-new home at The



Grove at Merced! Note: Photos are of model home for representational purposes.

Built in 2024

Essential Information

MLS® #	24449787
Price	\$779,304
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,457
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	1202 Vanhorn Avenue
Area	669 - West Covina
Subdivision	The Grove at Merced
City	West Covina
County	Los Angeles
Zip Code	91790

Amenities

Amenities	Outdoor Cooking Area, Picnic Area
Parking Spaces	2
Parking	Door-Multi, Garage, Garage Door Opener, Guest
# of Garages	2
Garages	Door-Multi, Garage, Garage Door Opener, Guest
View	None
Pool	None

Security	Carbon Monoxide Detector(s), Smoke Detector(s)
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## Exterior

Exterior	Stucco, Other
Exterior Features	Rain Gutters
Lot Description	Front Yard
Windows	Double Pane Windows
Roof	Concrete, Tile
Construction	Stucco, Other

## Interior

Interior	Carpet, Tile
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s), See Remarks
Appliances	Dishwasher, Disposal, Microwave
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	October 9th, 2024
Days on Market	135
Short Sale	N
RE / Bank Owned	N

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