

# \$1,795,000 - 1200 Avenue 64, Pasadena

MLS® #25510297

**\$1,795,000**

3 Bedroom, 2.00 Bathroom, 1,728 sqft

Residential on 0 Acres

N/A, Pasadena,

An emotional experience. Tucked behind a split rail fence and privacy hedges, nestled under a canopy of pepper, olive, and citrus trees, an enchanting 1930s Spanish with a pulse, personality and a pool rests in the heart of the magical San Rafael Hills. Quiet, removed and restful. Every angle, both inside and out, is nothing short of romantic. Wispy arches and verdant landscaping seen from every window, grounded by the irreplaceable patina of barreled ceilings, magnesite steps, original white oak flooring, windows, and hardware. All expertly married to robust modern systems (think PAID solar) and clean designer finishes. There's room for everyone, with dining and breakfast nooks, a chef's kitchen to rival all others with Viking appliances, and incredible closets and storage space for a home of this vintage. Three large bedrooms including a primary suite w/ bathroom, two closets and access to a backyard so inviting it's out of your wildest dreams. A love letter from the family who lived here for eight happy years, each tree beloved, each blooming bulb revered, each vignette more charming than the next. A pool with a spa and a section for little swimmers, plus outdoor dining and lounge areas ripe for entertaining. Mature gardens read like a real who's who: eureka lemon, blood orange, mandarin, nasturtiums, tulips, snow drops, star jasmine, and sweet peas. And a garage space whose use is limited only by your imagination. This is what we call a unicorn property.



Enjoying the warmth of age, but with every modern comfort of home, and the opportunity for the next shepherds to leave their mark. Within walking distance of iconic neighborhood amenities like Little Flower Cafe, Amara Cafe, San Rafael Elementary, Park, Playground, and Library. Near the historic Church of the Angels as well as the secret steps that lead down to the Arroyo Seco trails. Plus it's a stone's throw to the Rose Bowl, the Norton Simon Museum, and of course all the hottest spots in Highland Park. A perfectly positioned jump-off-spot for an east side mover and shaker in one of the most beloved and vibrant pockets of Pasadena. Perched among multi-million dollar estates, keeping the company of architectural royalty, and at a knockout price point. Come over! Come see!

Built in 1930

## Essential Information

MLS® #	25510297
Price	\$1,795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	0.19
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Nellie Barnett
Listing Office	Compass

## Community Information

Address	1200 Avenue 64
Area	647 - Pasadena (SW)

Subdivision	N/A
City	Pasadena
County	Los Angeles
Zip Code	91105

## Amenities

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	Hills
Has Pool	Yes
Pool	In Ground

## Interior

Interior	Wood
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	March 13th, 2025
Days on Market	6
Zoning	PSR4
Short Sale	N
RE / Bank Owned	N

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