

# **\$870,180 - 1240 Vanhorn Avenue, West Covina**

MLS® #25531255

---

## **\$870,180**

3 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0 Acres

The Grove at Merced, West Covina,

Discover the standout, MOVE-IN READY former model home at The Grove at Merced community! This residence stands out with approximately 1,521 square feet of upgraded living space, 3 bedrooms, 2.5 baths, a versatile loft, and a fully landscaped private side patio delivering thoughtful details that make everyday living feel more complete. A landscaped entry path welcomes you home, setting the tone with a sense of privacy and care even before you step inside. Once indoors, the open-concept layout impresses with upgraded flooring, abundant natural light, and a modern kitchen equipped with a full appliance package including a refrigerator, microwave, range oven, washer, and dryer so you can move in and enjoy from day one. The great room, dining area, and kitchen flow effortlessly together, creating a bright and inviting space ideal for both relaxed living and entertaining. Upstairs, the open loft adds a flexible bonus space that's ready to fit your lifestyle. Whether you're looking for a dedicated home office, a cozy reading retreat, a study area, or a secondary lounge, the loft offers the freedom to design a space that works for you. The primary suite provides a private haven with a large walk-in closet and an en-suite bath featuring dual sinks and a walk-in shower. Two secondary bedrooms, a full secondary bath, and a conveniently located upstairs laundry area add to the home's everyday comfort. What truly sets this home apart is its outdoor living experience.



The fully landscaped side patio offers more usable outdoor space than many other homes in the neighborhood, thoughtfully finished for gatherings, morning coffee, or simply enjoy Southern California's great weather. Additional features include a dedicated coat closet, a 2-car garage, and ample dual-pane windows that flood the space with light. Solar panels available for lease or purchase and furniture not included. Don't miss your chance to own this beautifully appointed home in a thriving West Covina neighborhood!

Built in 2024

**Essential Information**

MLS® #	25531255
Price	\$870,180
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
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	1240 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, Guest, Garage Door Opener
# of Garages	2
Garages	Door-Multi, Garage, Guest, Garage Door Opener
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

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

## Interior

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

## School Information

District	West Covina
----------	-------------

## Additional Information

Date Listed	April 28th, 2025
Days on Market	29
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 15th, 2026 at 1:45pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT

guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.