

# **\$773,990 - 1820 W Merced Avenue, West Covina**

MLS® #25567169

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## **\$773,990**

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

The Grove at Merced, West Covina,

No Mello-Roos! Welcome to this beautifully designed 3-bedroom townhome in the heart of West Covina. Located in The Grove at Merced, this home offers both charm and everyday practicality - with thoughtful details throughout and a layout that works well for a variety of lifestyles. As you approach the home, a spacious, fully hardscaped and landscaped front patio sets the tone. It's the perfect spot to relax with a morning coffee or wind down in the evening with friends, offering a private and low-maintenance outdoor space right at your doorstep. Inside, the open-concept main level is filled with natural light and sleek finishes. The great room flows seamlessly into the dining area and stylish kitchen, making it easy to cook, host, or simply enjoy a cozy night in. The kitchen features quartz countertops, shaker-style cabinetry, a large peninsula for extra seating, and stainless steel appliances - including a range, microwave, and dishwasher. This home included upgraded LVP throughout, providing warmth and durability. A convenient powder room is tucked away, ideal for guests. Upstairs, you'll find three well-proportioned bedrooms, including a primary suite with a walk-in closet and a beautifully finished en-suite bath featuring dual sinks and a walk-in shower. Two secondary bedrooms share a full bath, and a side-by-side laundry area is thoughtfully located upstairs to make daily routines easier. The attached 2-car garage offers ample parking and plenty of



room for storage. This home also includes energy-efficient features like a tankless water heater and the option to add solar panels, plus pre-wiring for smart home tech such as a Wi-Fi thermostat and video doorbell. With its clean, contemporary design, versatile floor plan, and community amenities like BBQ areas and picnic spaces, this home is a smart and stylish choice - ready for move-in and built for the way you live today. Virtual tour is of model home and used for representational purposes only.

Built in 2025

**Essential Information**

MLS® #	25567169
Price	\$773,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,457
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Townhouse
Style	Contemporary
Status	Closed
Listing Agent	Jessica Dubois
Listing Office	RC Homes, Inc.

**Community Information**

Address	1820 W Merced 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)

## Exterior

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

## Interior

Interior	Tile
Interior Features	Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, See Remarks, Separate/Formal Dining Room, Walk-In Closet(s)
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	July 18th, 2025
Days on Market	98
Short Sale	N
RE / Bank Owned	N

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