

# **\$1,298,000 - 746 Valley View Avenue, Monrovia**

MLS® #25583237

**\$1,298,000**

3 Bedroom, 2.00 Bathroom, 1,702 sqft

Residential on 0 Acres

N/A, Monrovia,

Open house canceled. Seller accepted an offer. Welcome to this timeless Mid-Century ranch, a true sanctuary where vintage charm meets modern luxury. Nestled on a picturesque, tree-lined street in the heart of North Monrovia, this home offers a quiet, private retreat. Imagine starting your day on the front porch, coffee in hand, as you gaze upon the stunning mountain vistas and the majestic oak tree that graces the front yard. Step inside and feel the home's open, airy embrace. The bright living room, with its generous windows framing the beautiful trees, flows effortlessly into a step-down dining area. This inviting space, complete with a built-in bar, glass-front cabinets, and a wine refrigerator, is perfectly poised for memorable gatherings. The brand-new, eat-in kitchen is a culinary dream, where sleek quartz countertops and crisp shaker cabinets provide a perfect backdrop for the gleam of all-new stainless steel appliances. The large family room, anchored by a romantic brick fireplace, is a warm, welcoming retreat the ideal place to unwind. The home offers three generously sized bedrooms, one of which includes a custom built-in shelving unit. A versatile fourth room offers flexibility as an office, playroom, or an additional bedroom. Both bathrooms have been meticulously updated with new tile, vanities, and high-end designer fixtures that radiate a spa-like tranquility. The magic continues outdoors on this rare, over 10,000 square foot lot. The expansive backyard is an



entertainer's paradise, with multiple patio spaces, a freshly poured concrete area/patio for al fresco dining, and a beautiful new pergola. There are also two 10x12 custom sheds that can be used for additional storage or as utility rooms. The lot's unique street-to-street access and convenient alleyway entry provide endless opportunities for development. This property is a visionary's blank canvas. The potential for expansion and new construction is immense, making this an exceptional opportunity for investors or savvy buyers alike. Add a sparkling swimming pool, build a chic Accessory Dwelling Unit (ADU) for rental income or multi-generational living, or take advantage of the generous space to build a second home. With ample room for RV access, this lot is an open invitation to build and develop for years to come. Recent updates and other features include new interior and exterior paint, new tank-less water heater, new Milgard windows in the front of the house, a finished attic space with drop down ladder, central HVAC ensure comfort and peace of mind. The entire home also boasts new flooring throughout, along with updated copper plumbing and electrical. This home is ideally located with close proximity to Old Town Monrovia's charming shops, major freeways, and breathtaking hiking trails. It truly offers a perfect blend of quiet residential life and easy access to every modern convenience, along with exceptional potential for future development. Monrovia living at its finest with endless potential. This home truly has it all.

Built in 1955

## Essential Information

MLS® #	25583237
Price	\$1,298,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,702
Acres	0.23
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Rosa A. Garcia
Listing Office	The Core Agency

## Community Information

Address	746 Valley View Avenue
Area	639 - Monrovia
Subdivision	N/A
City	Monrovia
County	Los Angeles
Zip Code	91016

## Amenities

Parking Spaces	4
Parking	Driveway
Garages	Driveway
View	Mountain(s)
Pool	None
Security	Gated Community

## Exterior

Lot Description	Back Yard, Front Yard, Lawn, Yard
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## Interior

Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting
Appliances	Dishwasher, Disposal, Refrigerator, Oven, Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
Stories	One

## Additional Information

Date Listed	August 25th, 2025
Days on Market	26
Zoning	MORM*
Short Sale	N
RE / Bank Owned	N

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