

\$1,090,000 - 612 Chestnut Avenue, San Gabriel

MLS® #AR25041223

\$1,090,000

3 Bedroom, 2.00 Bathroom, 1,418 sqft
Residential on 0 Acres

N/A, San Gabriel,

Don't miss this opportunity to own a charming single-family home situated in the prestigious San Gabriel neighborhood. It features 3 bedrooms and 2 bathroom with 1,418 sqft of living space on a huge 7,506 sqft lot with space for ADU potential. This beautiful home is move-in condition with a newly painted interior.

Upon entry, you are greeted with an updated living area, complete with recessed lighting and a beautiful fireplace. The cozy living room and bedrooms feature updated floors, while the kitchen and bathroom feature well-maintained tile flooring. The kitchen has been upgraded with newer cabinets, granite countertops, stovetop, oven, stainless steel sink, and refrigerator. Next to the kitchen is a well-lit dining area perfect for guests. Each bedroom is generously sized and part of a great floorplan. The bathrooms feature a granite countertop and newer cabinets. One features a separate tub and shower, while the other features a beautifully upgraded shower.

The home has been upgraded with dual-pane windows and various shutters, recessed lighting, and has been fitted with multiple ductless/mini-split air conditioning and heating units. A separate laundry area helps keep the main living spaces quiet and allows for extra storage. Spacious detached 2-car garage with covered patio and direct access to the beautiful back yard. Conveniently located near



schools, golf course, supermarkets, dining, and entertainment. Easy access to 10 and 605 Freeways.

Built in 1951

Essential Information

MLS® #	AR25041223
Price	\$1,090,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,418
Acres	0.17
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Frank Wang
Listing Office	Pinnacle Real Estate Group

Community Information

Address	612 Chestnut Avenue
Area	654 - San Gabriel
Subdivision	N/A
City	San Gabriel
County	Los Angeles
Zip Code	91776

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None

Exterior

Windows	Double Pane Windows
Roof	Shingle

Interior

Interior	Laminate, Tile
Interior Features	Breakfast Area, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Block Walls
Appliances	Gas Cooktop, Gas Oven, Refrigerator, Dryer, Washer
Heating	Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	San Gabriel Unified
High	Gabrielino

Additional Information

Date Listed	February 22nd, 2025
Days on Market	8
Zoning	SLR1YY
Short Sale	N
RE / Bank Owned	N

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