

# **\$1,100,000 - 440 Conifer Road, Glendora**

MLS® #CV24169617

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## **\$1,100,000**

2 Bedroom, 3.00 Bathroom, 2,851 sqft

Residential on 1 Acres

N/A, Glendora,

**\*\* REDUCED \$350,000 \*\* UNBELIEVABLE OPPORTUNITY \*\*** Peace and serenity best describe this one-of-a-kind character filled property located on a secluded 1.22-acre lot in the Glendora Foothills. With a bit of Tuscan charm this home features an extra spacious formal living room with beamed ceilings, crank style windows and large stone fireplace, affectionately known as the "music room" for more than 50 years. Enjoy dinner gatherings in the adjacent large formal dining room with built-ins and gorgeous picture window views. The step saver kitchen offers breakfast nook with treetop and city views plus access to the wrap around view deck, perfect for your quiet morning beverage while you take in nature. Additional 1st level features include ample sized family room with stone fireplace, 1/2 guest bathroom and sizeable separate laundry room that may have been the original kitchen. Both bedrooms upstairs each have En Suite bathrooms. One of the bedrooms is extra-large and with proper planning could be converted into two bedrooms. Brand new 200 AMP Panel and Sub-Panel plus brand new water heater. Septic System recently serviced inclusive of new tank, waste lines and Certification. Outdoors the possibilities are endless. Grow a vegetable garden, plant a small vineyard, rehab the large coup that previously housed Pheasant. Plus bring your tools and creative ideas into the separate outbuilding, perfect for an art studio, rec room or home office, already equipped with water and electricity. This home



is truly one of a kind with it's charm, private location, size of property and views. It's a must see!

Built in 1937

**Essential Information**

MLS® #	CV24169617
Price	\$1,100,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,851
Acres	1.22
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jana Jones
Listing Office	KEN TURNER REAL ESTATE

**Community Information**

Address	440 Conifer Road
Area	629 - Glendora
Subdivision	N/A
City	Glendora
County	Los Angeles
Zip Code	91741

**Amenities**

Parking Spaces	2
Parking	Circular Driveway, Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Circular Driveway, Driveway, Garage, Garage Door Opener
View	City Lights, Hills, Trees/Woods, Valley
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Copper Plumbing, Frame, Stone, Stucco
Lot Description	Front Yard, Landscaped, Lawn, Lot Over 40000 Sqft, Secluded, Sprinkler System, Yard
Roof	Spanish Tile
Construction	Copper Plumbing, Frame, Stone, Stucco
Foundation	Raised

## Interior

Interior Features	All Bedrooms Up, Beamed Ceilings, Breakfast Area, Separate/Formal Dining Room, Tile Counters
Appliances	Built-In Range, Double Oven, Electric Cooktop, Gas Water Heater, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

## School Information

District	Glendora Unified
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## Additional Information

Date Listed	August 14th, 2024
Days on Market	124
Zoning	GDRHR
Short Sale	N
RE / Bank Owned	N

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