

# **\$3,600 - 1112 Briarcroft Road, Claremont**

MLS® #CV24246923

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**\$3,600**

4 Bedroom, 2.00 Bathroom, 2,000 sqft

Residential Lease on 0 Acres

N/A, Claremont,

CHARMING 4-BEDROOM RANCH STYLE PET FRIENDLY HOME. "SHORT TERM LEASE: 6-9 MONTHS". Great single story Lewis built home in the desirable Claremont Highlands neighborhood. This property has been lovingly maintained and shows true pride of ownership throughout. 4 potential Bedrooms (or 3 Bedrooms + Den). Living room with fireplace. Dining and Family room areas. Cheerful Kitchen with eating nook space. Indoor laundry room. Spacious yard with grassy gardens and attractive patio decking. Owner desires 6-9 month lease duration. To Move in: \$3,600 1st month rent + \$3,600 Security deposit + acceptable application and supporting docs by the Owner. PER OWNER: 1) Owner might consider one pet that does not cause any destruction at the property or nuisance to neighboring surroundings; 2) NO smoking or vaping permitted on the premises; 3) Landlord will have exclusive access to the garage, but there is a circular driveway for ample off-street parking; 4) Tenant pays for all their own utilities and renter's insurance; 5) Landlord will for monthly gardening service; and, pay up to \$110/month toward water fees. Property will be delivered UNFURNISHED.



Built in 1956

## **Essential Information**

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Price \$3,600

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	0.24
Year Built	1956
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Geoffrey Hamill
Listing Office	WHEELER STEFFEN SOTHEBY'S INT.

### Community Information

Address	1112 Briarcroft Road
Area	683 - Claremont
Subdivision	N/A
City	Claremont
County	Los Angeles
Zip Code	91711

### Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Gardener, See Remarks, Phone Connected
Parking Spaces	3
Parking	Driveway
Garages	Driveway
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Lights

### Exterior

Exterior	Drywall, Wood Siding
Lot Description	ZeroToOneUnitAcre, Back Yard, Rectangular Lot
Windows	Double Pane Windows, French/Mullioned
Roof	Composition, Shingle
Construction	Drywall, Wood Siding
Foundation	Raised

### Interior

Interior	Laminate, Wood
Interior Features	Built-in Features, Breakfast Area, Ceiling Fan(s), All Bedrooms Down, Bedroom on Main Level, Brick Walls
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Central
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Claremont Unified
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## Additional Information

Date Listed	December 6th, 2024
Days on Market	37
Zoning	CLRS10000*
Short Sale	N
RE / Bank Owned	N

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