

# \$3,500 - 450 Champlain Drive, Claremont

MLS® #CV24252059

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## \$3,500

3 Bedroom, 2.00 Bathroom, 1,580 sqft

Residential Lease on 0 Acres

N/A, Claremont,

BEAUTIFUL CLAREMONT 1-STORY PATIO HOME. Seldom available quaint 1-level floor plan in the prestigious Champlain community. Immaculate condition. Enjoy high vaulted ceilings and a sunlit experience. 3 bedrooms & 2 baths. Central air and heating. Attached 2-car garage with direct access to house. Private gated courtyard entry and private back patio and expansive yard areas. Prime location on a large lot at the end of a cul-de-sac with western views. Picturesque park-like common grounds. Gated & fenced community swimming pool. Desirable Condit Elementary School, Claremont High School, California Botanic Garden, and Cahuilla park just blocks away. Owners require No Pets and No smoking/No vaping on premises; owner approved credit report and tenant applications with supporting income and financial statement documentation. To Move in: First Month's Rent of \$3,500 + \$3,500 Security Deposit. Owner will pay for HOA fees, City/Trash/Sewer fees, and occasional gardening service (for private yard areas). Tenant pays for all other utilities. Available for immediate occupancy.



Built in 1974

## Essential Information

MLS® #	CV24252059
Price	\$3,500
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,580
Acres	0.20
Year Built	1974
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Contemporary, Patio Home
Status	Closed
Listing Agent	Geoffrey Hamill
Listing Office	WHEELER STEFFEN SOTHEBY'S INT.

### Community Information

Address	450 Champlain Drive
Area	683 - Claremont
Subdivision	N/A
City	Claremont
County	Los Angeles
Zip Code	91711

### Amenities

Amenities	Pool
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Association Dues, Gardener, Pool, Trash Collection, Sewer, Cable Connected, Phone Connected
Parking Spaces	4
Parking	Garage
# of Garages	2
Garages	Garage
View	Mountain(s)
Has Pool	Yes
Pool	Community, Heated, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Lights

### Exterior

Exterior	Stucco
Exterior Features	Lighting, Awning(s)
Lot Description	Back Yard, Front Yard, Garden, Greenbelt, Secluded, Sprinklers In Front
Windows	Double Pane Windows, Screens, Shutters, Skylight(s)

Roof	Spanish Tile, Flat
Construction	Stucco
Foundation	Slab

## Interior

Interior	Wood
Interior Features	Breakfast Area, High Ceilings, Recessed Lighting, All Bedrooms Down, Main Level Primary, Primary Suite
Appliances	Dishwasher, Electric Range, Gas Water Heater, Range Hood, Electric Cooktop
Heating	Central, Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Claremont Unified
Elementary	Condit
Middle	El Roble
High	Claremont

## Additional Information

Date Listed	December 20th, 2024
Days on Market	28
Zoning	CLRS10000*
Short Sale	N
RE / Bank Owned	N

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