

# **\$1,029,500 - 1403 Cuernavaca Place, Claremont**

MLS® #CV25001704

**\$1,029,500**

3 Bedroom, 3.00 Bathroom, 1,978 sqft

Residential on 0 Acres

N/A, Claremont,

Welcome to this sprawling one story ranch home on a generous corner lot in a quaint Claremont cul-de-sac. Enjoy the easy care drought tolerant landscaping with stone walkways

and shady Claremont trees. Enter into a light and bright living and dining room with hardwood

floors, a wood burning fireplace and a wall of glass sliding door overlooking your backyard. The gourmet kitchen is practically brand new.

Custom designed and built by local GC Benjamin Fay Construction. Custom white cabinets, black quartz counters, and an oversized

farm style sink. Off the kitchen is a recently built indoor laundry room with room for storage.

Your family will enjoy 4 bedrooms with 3 full bathrooms. Plus a large separate family room with

a wood burning fire place and built in efficiency kitchen. This floor plan is either for a large family; a couple with his and her offices; mother in-law suite, or an investor who could easily

create three separate living spaces or units.

The current owners have installed many energy

efficient items since their purchase using CHERP (Claremont Home Energy Retrofit Program).

This provided new HVAC system; windows; insulation in the attic and walls; and an



automatic awning over the sliding glass wall. Living, dining, hallways and three bedrooms have hard wood floors and the family room and back bedroom have polished concrete floors. All of this and more with a 3 car garage and many more upgrades.

The location is just steps away from the Claremont Colleges, the Botanical Gardens, shopping and highly sought after Chapparal Elementary School.

Built in 1951

## **Essential Information**

MLS® #	CV25001704
Price	\$1,029,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,978
Acres	0.19
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Lynn Gianakos
Listing Office	REALTY ONE GROUP WEST

## **Community Information**

Address	1403 Cuernavaca Place
Area	683 - Claremont
Subdivision	N/A
City	Claremont
County	Los Angeles
Zip Code	91711

## **Amenities**

Parking Spaces	3
Parking	Concrete, Garage, Door-Multi, Garage Faces Side
# of Garages	3
Garages	Concrete, Garage, Door-Multi, Garage Faces Side
View	None
Pool	None

## Exterior

Exterior	Drywall, Blown-In Insulation, Lap Siding
Lot Description	Front Yard, Corner Lot, Cul-De-Sac, Garden, Level, Rectangular Lot, ZeroToOneUnitAcre
Windows	Double Pane Windows, Blinds, ENERGY STAR Qualified Windows
Roof	Asphalt
Construction	Drywall, Blown-In Insulation, Lap Siding
Foundation	Slab, Raised

## Interior

Interior	Concrete, Tile, Wood
Interior Features	Pantry, Recessed Lighting, Bedroom on Main Level, All Bedrooms Down, Ceiling Fan(s), Entrance Foyer, Galley Kitchen, In-Law Floorplan, Living Room Deck Attached, Main Level Primary, Quartz Counters, Storage
Appliances	Dishwasher, Disposal, Gas Range, Convection Oven, ENERGY STAR Qualified Appliances, Free-Standing Range, Gas Cooktop, Gas Oven, Gas Water Heater, High Efficiency Water Heater, Range Hood, Self Cleaning Oven, SixBurnerStove, Water Heater
Heating	Central
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Family Room, Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Claremont Unified
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## Additional Information

Date Listed	December 29th, 2024
Days on Market	74
Zoning	CLRS8000*
Short Sale	N

RE / Bank Owned N

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