

\$1,250,000 - 1897 Via Arroyo, La Verne

MLS® #CV25032858

\$1,250,000

4 Bedroom, 3.00 Bathroom, 1,949 sqft

Residential on 0 Acres

N/A, La Verne,

Impeccably maintained, one-of-a-kind, with panoramic views nestled in the prestigious North La Verne foothills with award-winning schools. The exquisite low maintenance front yard boasts herringbone brick walkways, a diamond-patterned driveway medallion, deep green lawns, planter boxes, rose hedges, and palm trees extending to the backyard. Enter through a custom iron front door and grille window into a spacious, open floor plan. The formal living and dining rooms feature soaring ceilings, abundant sunlight through upgraded double-paned windows with privacy tint and marginal v-grooves, and custom wall frame molding. Enjoy 6-inch crown molding, tall baseboards, and thick casings throughout. The dream kitchen is fully remodeled with high-end maple cabinets, roll-out drawers, oversized deep Silestone countertops, stainless steel appliances, tumbled marble backsplash, and diagonally laid porcelain tile flooring. A picture window offers jaw-dropping hillside views and stunning sunsets, with a hidden electric blackout shade for privacy. The den showcases a natural gas brick fireplace, custom iron doors, views through a marginal v-grooved glass slider and a side window with fountain views. The laundry room features matching maple cabinets, a deep sink, and additional storage. Step into the most peaceful and private backyard oasis and hear the sound of the 4-tiered water fountain and rustling palm trees. Gaze at lush flowering gardens, a well-manicured lawn, brick



planters, Belgard pavers, and a commercial-grade vinyl-covered patio. Head upstairs to the primary suite offering vaulted ceilings, incredible views, natural light, and a walk-in closet with custom storage. The attached office could be converted back to the fourth bedroom. All bathrooms are remodeled with granite countertops, Italian cabinetry, porcelain tile, and beveled mirrors. The upstairs landing features updated cabinets with quartz countertops. The 3-car garage is drywalled and painted. Enjoy hiking and biking trails in Marshall Canyon across the street, or walk 0.4 miles to the greenbelt trail with a stream and ducks, leading to Oak Mesa Elementary School or Heritage Park. A three color gradient lifetime tile roof with double-lined paper and a new Lennox HVAC system with air purification, NEST thermostat, and transferable warranty enhance the home. Additional upgrades include new lighting, faucets, ceiling fans, wood plantation shutters, mirrored closets with organizers, and Baldwin hardware.

Built in 1986

Essential Information

MLS® #	CV25032858
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,949
Acres	0.15
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nicholas Abbadessa

Listing Office RE/MAX MASTERS REALTY

Community Information

Address 1897 Via Arroyo
Area 684 - La Verne
Subdivision N/A
City La Verne
County Los Angeles
Zip Code 91750

Amenities

Parking Spaces 3
Parking Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
of Garages 3
Garages Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
View Hills, Mountain(s), Panoramic
Pool None

Exterior

Exterior Copper Plumbing, Drywall, Stucco
Exterior Features Brick Driveway, Lighting, Rain Gutters
Lot Description Back Yard, Front Yard, Landscaped, Lawn, Sprinkler System
Windows Blinds, Double Pane Windows
Roof Tile
Construction Copper Plumbing, Drywall, Stucco
Foundation Slab

Interior

Interior Carpet, Tile
Interior Features Ceiling Fan(s), Separate/Formal Dining Room, Walk-In Closet(s), All Bedrooms Up, Breakfast Area, Crown Molding, Open Floorplan, Paneling/Wainscoting, Pantry, Recessed Lighting, Stone Counters
Appliances Dishwasher, Disposal, Gas Range, Gas Water Heater, ENERGY STAR Qualified Appliances, Range Hood, Water To Refrigerator
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Family Room, Gas
of Stories 2

Stories Two

School Information

District	Bonita Unified
Elementary	Oak Mesa
Middle	Ramona
High	Bonita

Additional Information

Date Listed	February 14th, 2025
Days on Market	6
Zoning	LVPR2D*
Short Sale	N
RE / Bank Owned	N

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