

# \$599,000 - 2236 Ann Arbor Avenue, Pomona

MLS® #CV25033276

**\$599,000**

2 Bedroom, 1.00 Bathroom, 1,038 sqft

Residential on 0 Acres

N/A, Pomona,

Welcome to 2236 Ann Arbor Avenue in Pomona! This charming home has been cherished by the same family for nearly 60 years. Now, it's ready for new owners to create special memories of their own. Step inside to discover a freshly painted interior featuring a spacious living room filled with natural light. The flexible configuration of this room allows you to arrange your furniture in various ways. Beautiful crown molding adds an elegant touch to both the living and dining areas. The overhead recessed lighting is an additional feature. Adjacent to the dining area, you'll find a den that can serve as a third bedroom (though it lacks a closet) or an ideal office space for those who work from home. You will love the easy-to-maintain laminate floors, which flow seamlessly throughout much of the home. The updated kitchen boasts ample cupboard space, a free-standing stove, and a convenient door leading to the backyard, which makes bringing in the groceries a breeze. Both bedrooms are generously sized and come with overhead lighting, with one featuring a walk-in closet. The bathroom offers a tub/shower combo for your convenience. With central heating and air conditioning, you'll stay comfortable throughout the year. The seller has also added an enclosed patio, which is the perfect place for the little ones to play or could be used as a quiet TV room to keep the noise contained. Please note that this addition will require some work. The backyard provides a wonderful



space for children to play or for entertaining family and friends. This home is expected to sell quickly, so don't miss out! Act fast before this lovely home is gone! Buyer to verify all permits.

Built in 1947

## Essential Information

MLS® #	CV25033276
Price	\$599,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,038
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cheryleigh Aday
Listing Office	HERITAGE REALTY

## Community Information

Address	2236 Ann Arbor Avenue
Area	687 - Pomona
Subdivision	N/A
City	Pomona
County	Los Angeles
Zip Code	91766

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Driveway, Garage, Garage Faces Front
# of Garages	1
Garages	Driveway, Garage, Garage Faces Front
View	None

Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre, Front Yard, Street Level, Rectangular Lot
Windows	Blinds
Roof	Composition
Foundation	Raised

## Interior

Interior	Laminate, Tile
Interior Features	Recessed Lighting, All Bedrooms Down, Walk-In Closet(s), Galley Kitchen
Appliances	Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Pomona Unified
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## Additional Information

Date Listed	March 12th, 2025
Days on Market	5
Zoning	POR17200*
Short Sale	N
RE / Bank Owned	N

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