

# **\$1,550,000 - 901 Balboa Drive, Arcadia**

MLS® #CV25051967

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## **\$1,550,000**

2 Bedroom, 2.00 Bathroom, 1,864 sqft

Residential on 0 Acres

N/A, Arcadia,

Discover this exceptional 2 bedroom, 2 bathroom corner lot home featuring a steel roof. Large bay window in the living room with a beautiful fireplace and mantle and wall sconces. Enclosed family room with parquet wood floors, French doors, and brick fireplace adds even more character to this home. The kitchen is bright and airy and has built-in double stainless steel ovens, built-in microwave, and dishwasher. Off the kitchen is a separate laundry room. In the formal dining room there is woodwork and chair rail. This home is larger than other homes in the area situated in the highly sought after area of Arcadia. Bonus room off the living room has built in cabinets and wood paneling. dedicated spacious 2 car garage with an attached workspace. With a well thought out layout and generously sized bedrooms, this corner lot residence offers both comfort and convenience. Professionally painted throughout. Neutral carpet. Home is on a raised foundation and has a small basement for future wine cellar or what ever you envision. The property boasts a beautifully landscaped yard adorned with an array of fruit trees, providing a serene outdoor retreat. Please note, the home is being sold in its current condition.



Built in 1940

## **Essential Information**

MLS® #	CV25051967
Price	\$1,550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,864
Acres	0.27
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Irma Martinez
Listing Office	Home Heights Realty

### Community Information

Address	901 Balboa Drive
Area	605 - Arcadia
Subdivision	N/A
City	Arcadia
County	Los Angeles
Zip Code	91007

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway Level, Garage, Paved
# of Garages	2
Garages	Driveway Level, Garage, Paved
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Exterior	Stucco, Unknown
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Level, Yard, Corner Lot, Garden, Irregular Lot, Trees
Roof	Metal

Construction	Stucco, Unknown
Foundation	Raised

## Interior

Interior	Carpet, Wood, Vinyl
Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Disposal, Gas Range, Water Heater, Dryer, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Arcadia Unified
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## Additional Information

Date Listed	March 8th, 2025
Days on Market	5
Zoning	ARR1D*
Short Sale	N
RE / Bank Owned	N

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