

# \$1,319,888 - 1319 Via Esperanza, San Dimas

MLS® #CV25115909

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## \$1,319,888

6 Bedroom, 3.00 Bathroom, 2,433 sqft  
Residential on 0 Acres

N/A, San Dimas,

Welcome to 1319 Via Esperanza, a rare opportunity to own an entertainer's dream home in the heart of San Dimas's prestigious Via Verde community. Set on an expansive 10,256 square foot lot and backing directly to the lush fairways of the Via Verde Country Club, this beautifully updated 6-bedroom, 3-bathroom residence offers the perfect blend of style, comfort, and seamless indoor-outdoor living.

From the moment you step through the custom wrought-iron double doors, you're greeted by soaring vaulted ceilings, rich wood-look flooring, and an abundance of natural light pouring through oversized windows and accordion-style folding doors that open to your private backyard oasis. The open-concept living room features a white brick fireplace as its centerpiece, with views that draw you straight to the patio and pool.

The remodeled kitchen is a showstopper, with upgraded cabinetry, quartz countertops, and stainless steel appliances. But the real standout is the pass-through serving window that opens directly to the backyard, making entertaining effortless—whether you're hosting cocktail hour poolside or serving dinner al fresco under the covered patio.

Designed for easy living and great flow, the home offers four spacious bedrooms downstairs, including the primary suite with its



own en-suite bath and direct access to the backyard. Upstairs, two additional bedrooms provide flexibility for guests, office space, or a private retreat.

Step outside and youâ€™ll find a backyard built for entertaining: a sparkling pool and spa, generous covered lounge space, and an open view of the golf course with no rear neighborsâ€”just tranquil greenery and wide-open skies. The home is complete with central HVAC, recessed lighting, upgraded interior doors, a dedicated laundry room, and a bar tucked under the staircase for that perfect touch of character.

Located just minutes from Raging Waters, Frank G. Bonelli Park, the Pacific Railroad Museum, Horse Thief Canyon Park, and a variety of shopping and dining options, this home offers the perfect balance of lifestyle and location with quick access to the 57, 210, and 10 freeways.

If youâ€™ve been searching for a home that brings people together and makes every gathering feel special, this is the one. Schedule your private tour today.

Built in 1968

**Essential Information**

MLS® #	CV25115909
Price	\$1,319,888
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,433
Acres	0.24
Year Built	1968
Type	Residential

Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Richard Reyes
Listing Office	The R.R. Network

## Community Information

Address	1319 Via Esperanza
Area	689 - San Dimas
Subdivision	N/A
City	San Dimas
County	Los Angeles
Zip Code	91773

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, See Remarks, Cable Available, Natural Gas Connected, Phone Available
Parking Spaces	2
Parking	Driveway, Garage, Door-Multi, Paved, See Remarks
# of Garages	2
Garages	Driveway, Garage, Door-Multi, Paved, See Remarks
View	Hills, Golf Course, Trees/Woods
Has Pool	Yes
Pool	Diving Board, In Ground, Permits, Private, See Remarks
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Concrete, Drywall, Frame, Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Lawn, Landscaped, Street Level
Windows	Screens, Blinds, Drapes
Roof	Tile, See Remarks
Construction	Concrete, Drywall, Frame, Stucco
Foundation	Slab

## Interior

Interior	Laminate, Wood
Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Recessed Lighting, Storage, Primary Suite, Bar,

	Bedroom on Main Level, High Ceilings, Main Level Primary, Open Floorplan, Quartz Counters, Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Range Hood, Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

### **School Information**

District	Bonita Unified
Elementary	Gladstone
Middle	Lone Hill
High	San Dimas

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	88
Zoning	SDSF10000*
Short Sale	N
RE / Bank Owned	N

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