

# \$997,000 - 208 Walnut Avenue, Monrovia

MLS® #CV25119794

**\$997,000**

5 Bedroom, 2.00 Bathroom, 1,781 sqft

Residential on 0 Acres

N/A, Monrovia,

It doesn't get better than this! With two homes on one property, you will find perfection at 208 W Walnut. This isn't just a house; it's a well-cared-for haven that's ready to welcome its next owners. The main house is a bright and beautiful three-bedroom, one-bathroom home, with stunning, original hardwood floors and large, sun-filled windows. Imagine cozy evenings in the expansive living room and dining room, or cooking for friends in the completely renovated kitchen. The convenience of a laundry room and the inviting front porch complete the charm of this home. Beyond its delightful aesthetics, this home offers modern peace of mind with updated plumbing, electrical, HVAC, and sprinkler systems as well as basement storage. You'll also benefit from a new water heater, a rebuilt foundation, and fresh exterior paint—all testaments to the diligent care this property has received. Step outside and discover your own private sanctuary. The large backyard is a gardener's delight, boasting fig, apple, lemon, lime, avocado, and loquat trees. Relax in the shade of the trees or enjoy hosting lively gatherings with loved ones. Beyond the backyard garden, you'll find ample parking space and the incredible bonus of a full ADU. Completed in 2021, this two-bedroom, one-bathroom unit offers a comfortable living room, a well-appointed kitchen, private laundry, solar panels and its own separate yard space. This is more than just a home; it's a smart investment in your future. Its



exceptional condition, thoughtful updates, and the added value of the ADU make it a truly unique opportunity. Plus, with the vibrant energy of Myrtle just a block away, the location truly cannot be beat!

Built in 1903

## Essential Information

MLS® #	CV25119794
Price	\$997,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,781
Acres	0.18
Year Built	1903
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sarah Zarcone
Listing Office	COMPASS

## Community Information

Address	208 Walnut Avenue
Area	639 - Monrovia
Subdivision	N/A
City	Monrovia
County	Los Angeles
Zip Code	91016

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Parking Spaces	2
Parking	Paved
Garages	Paved
View	Neighborhood
Pool	None

## Exterior

Lot Description      Back Yard

## Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Jack and Jill Bath
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District                Monrovia Unified

## Additional Information

Date Listed	May 12th, 2025
Days on Market	9
Zoning	MORH*
Short Sale	N
RE / Bank Owned	N

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