

# \$995,000 - 1997 Via Arroyo, La Verne

MLS® #CV25141047

**\$995,000**

3 Bedroom, 3.00 Bathroom, 1,797 sqft

Residential on 0 Acres

N/A, La Verne,

Timeless Two-Story Home on a Manicured Corner Lot. Located on a beautifully maintained lot, this charming two-story residence blends classic design with spacious comfort. The front exterior features lush green lawn, brick-accented planters, a welcoming brick-bordered walkway, and a covered front porch that sets the tone for this warm and inviting home. Step inside to oak hardwood floors, vaulted ceilings, and abundant natural light. The formal living room features a large arched window overlooking the front yard and a striking staircase with an exposed banister that adds architectural elegance. The adjacent formal dining room opens to the backyard through French doors, offering seamless indoor-outdoor flow for entertaining. The kitchen offers oak cabinetry, tiled countertops, and a view window looking out over the backyard. A breakfast nook connects the space to the spacious family room, which features matching hickory flooring, a brick fireplace, and a sliding glass door that opens to the rear patio. Downstairs also includes a convenient half bath, dedicated laundry room, and direct access to the three-car garage. Upstairs, the primary suite offers vaulted ceilings, large view windows, a walk-in closet, and an en-suite bath with dual sinks, a walk-in shower with glass enclosure, and a separate soaking tub. Two additional bedrooms share a tastefully updated hall bathroom. The private backyard is thoughtfully landscaped with a large grassy area, covered patio with brick and



concrete decking, mature trees, and a variety of fruit trees all surrounded by block walls for added privacy.

Built in 1986

## Essential Information

MLS® #	CV25141047
Price	\$995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,797
Acres	0.21
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	1997 Via Arroyo
Area	684 - La Verne
Subdivision	N/A
City	La Verne
County	Los Angeles
Zip Code	91750

## Amenities

Parking Spaces	3
Parking	Concrete, Direct Access, Driveway, Garage, Garage Door Opener
# of Garages	3
Garages	Concrete, Direct Access, Driveway, Garage, Garage Door Opener
View	None
Pool	None

## Exterior

Exterior	Stucco, Copper Plumbing, Drywall
Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Sprinkler System
Windows	Drapes
Roof	Tile
Construction	Stucco, Copper Plumbing, Drywall
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Open Floorplan, All Bedrooms Up, Walk-In Closet(s), Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Tile Counters
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Water Heater
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	June 25th, 2025
Days on Market	14
Zoning	LVPR2D*
Short Sale	N
RE / Bank Owned	N

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