

\$1,450,000 - 1701 Calle Catalina, San Dimas

MLS® #CV25198293

\$1,450,000

4 Bedroom, 4.00 Bathroom, 2,613 sqft

Residential on 0 Acres

N/A, San Dimas,

Beautifully updated home with panoramic views in the prestigious Regency Hill gated community of Via Verde. Set on an elevated view lot, this residence welcomes you with manicured landscaping, brick planters, and a covered front porch framed by dramatic double iron-and-glass entry doors. Inside, the foyer showcases marble flooring and soaring ceilings that open to the formal living room with a marble fireplace, a large picture window, and an adjacent dining room with iron chandelier and backyard views. The oversized kitchen boasts custom wood cabinetry, granite countertops, stainless steel appliances, recessed lighting, and a breakfast nook overlooking the scenic backyard. Open to the family room, the space offers tiled flooring, a second marble fireplace, and a full wall of sliding glass doors framing the panoramic vistas. A granite-appointed guest half bath and a spacious laundry room with abundant cabinetry complete the main level. Also on the first floor is a secondary primary suite with double doors, tiled floors, sliding glass doors to the side yard, a walk-in closet, and a private ¾ bath with walk-in shower. Upstairs, the luxurious primary suite retreat features vaulted ceilings, double entry doors, and a private balcony with sweeping 180° views. The remodeled spa-inspired bath includes dual sinks, a freestanding tub beneath a chandelier, a glass-enclosed walk-in shower, and a custom walk-in closet. Two additional bedrooms with ceiling fans share a full hall



bath. The finished three-car garage offers epoxy floors, storage, and a bench with sink. Outdoors, the entertainerâ€™s backyard showcases panoramic views, year-round sunsets and city lights, a spa, elevated brick gas fire pit, sail shade, and a covered patio spanning the width of the home. The side yards provide a variety of fruit trees and garden space.

Built in 1986

Essential Information

MLS® #	CV25198293
Price	\$1,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	2,613
Acres	0.28
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	1701 Calle Catalina
Area	689 - San Dimas
Subdivision	N/A
City	San Dimas
County	Los Angeles
Zip Code	91773

Amenities

Amenities	Controlled Access
Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas

	Connected
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	Hills, Panoramic, Neighborhood
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

Exterior

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

Interior

Interior	Stone, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Open Floorplan, Recessed Lighting, Main Level Primary, Walk-In Closet(s), Breakfast Area, Multiple Primary Suites
Appliances	Dishwasher, Disposal, Microwave, Gas Range, Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Bonita Unified
Elementary	Shull
Middle	Lone Hill
High	San Dimas

Additional Information

Date Listed	September 6th, 2025
Days on Market	66
Zoning	SDSFH*
Short Sale	N
RE / Bank Owned	N

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