

\$998,500 - 1529 Borden Lane, West Covina

MLS® #CV25280202

\$998,500

4 Bedroom, 3.00 Bathroom, 2,283 sqft
Residential on 0 Acres

N/A, West Covina,

Welcome home to beautiful Cadanera, a private, gated community located in desirable West Covina. Originally built by KB Homes in 2015, this 4 bedroom, 3 bath home has a great floor plan with a large great room (kitchen/dining/living room). There is 1 bedroom and a full bathroom downstairs, perfect for multi-generational living or visiting guests. Upstairs, you have the primary bedroom and a large en-suite bathroom with his/her sinks, a separate soaking tub, glass-enclosed shower, and spacious walk-in closet. There are 2 additional bedrooms upstairs, both with walk in closets, and another full bathroom with dual sinks and a combination shower/tub. The laundry room is also conveniently located upstairs, in addition to a large bonus loft space that can be used as a home office, sitting/reading area, or an upstairs family room for the kids to play or watch TV. Downstairs, the open concept kitchen features ample white cabinetry and stone counter space, walk in pantry, and large center island with bar seating capability. This home has all the amenities you would come to expect in newer construction, including tall ceilings, dual pane energy efficient windows and sliding door, upgraded modern horizontal 6 panel interior doors, central HVAC with 2 thermostats (1 for upstairs & 1 for downstairs), tile roof, rain gutter system, stucco exterior, tankless water heater, and vinyl perimeter fencing. The backyard features a custom stamped and stained concrete patio area with



artificial turf and planter beds with a sprinkler/drip irrigation system. This property is in a secure, gated community with an impressive paver driveway approach, stacked stone community monument, large iron vehicular access gates, manicured planter boxes, and interior greenbelts. Enjoy the community park area, featuring picnic tables, seating, and a kids' play area. You will be hard pressed to find these amenities for such an affordable monthly HOA and very low property tax rate. This property is conveniently located near the commuter friendly 10 freeway and Westfield Mall, where you have many restaurant options, including Porto's Bakery, Lazy Dog Restaurant, Red Robin, and department stores, including Nordstrom Rack, Macy's, and JCPenney. Homes in this sought after community are seldom available, and this is a great opportunity to own a property that has been well cared for by the original owner since new.

Built in 2015

Essential Information

MLS® #	CV25280202
Price	\$998,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,283
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joey Ortega
Listing Office	Home Free Realty

Community Information

Address	1529 Borden Lane
Area	669 - West Covina
Subdivision	N/A
City	West Covina
County	Los Angeles
Zip Code	91791

Amenities

Amenities	Maintenance Grounds, Picnic Area, Playground, Controlled Access
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Concrete, Garage Door Opener
# of Garages	2
Garages	Door-Single, Driveway, Garage Faces Front, Garage, Concrete, Garage Door Opener
View	Mountain(s), Peek-A-Boo
Pool	None
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s), Security Gate

Exterior

Exterior	Drywall, Frame, Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Landscaped, Sprinklers Timer, Sprinkler System, Zero Lot Line
Windows	Blinds, Double Pane Windows, Screens
Roof	Concrete, Tile
Construction	Drywall, Frame, Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate, Vinyl
Interior Features	Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Pantry, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Loft, Stone Counters, Walk-In Pantry
Appliances	Dishwasher, Gas Range, Refrigerator, Tankless Water Heater, Dryer, Washer, Electric Oven, High Efficiency Water Heater, Vented Exhaust Fan, Water To Refrigerator

Heating	Central, Natural Gas
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	West Covina
Elementary	Call District
Middle	Hollencrest
High	West Covina

Additional Information

Date Listed	February 3rd, 2026
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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