

# **\$1,250,000 - 1649 Mar Vista Avenue, Pasadena**

MLS® #GD24229907

**\$1,250,000**

2 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 0 Acres

N/A, Pasadena,

Welcome to 1649 Mar Vista Ave, a charming single-family home located in the desirable city of Pasadena, CA. This historic property was built in 1922 and retains much of its original character and charm. Boasting a spacious finished area of 1,080 sq.ft., this cozy home offers a comfortable and inviting living space. The backyard is an entertainer's and cook's dream! A wood-fired oven and Twin Eagles 36" BBQ, with a gas line, are set amongst mature hedges for your private oasis. A bonus room that has been soundproofed with a mini-split has French doors that open up to the backyard. The low-maintenance yard offers a serene outdoor retreat, perfect for relaxing and enjoying the beautiful California weather. Upon entering, you are greeted by a warm and welcoming atmosphere that is sure to make you feel right at home. The home features one bathroom, adding to the convenience and functionality of the space. With a lot size of 4,749 sq.ft., there is plenty of room to enjoy outdoor activities and entertain guests. This lovely home is a perfect blend of vintage charm and modern amenities. The floor plan allows for easy flow between the living room, dining area, and kitchen, creating a seamless living experience. The kitchen is well-equipped with modern appliances and ample cabinet space, making meal preparation a breeze. The property does not have any stories, providing a single-level living experience that is ideal for those seeking convenience and accessibility. The roof was completely replaced and the



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exterior of the house was painted in 2022. Electrical, plumbing and sewage were replaced in 2012. Located in a prime location in Pasadena, this property is close to shopping, dining, entertainment, and more. With easy access to major freeways and public transportation, commuting to work or exploring the city is a breeze. Overall, 1649 Mar Vista Ave is a fantastic opportunity to own a piece of Pasadena history while enjoying modern comforts and conveniences.

Built in 1922

## Essential Information

MLS® #	GD24229907
Price	\$1,250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,080
Acres	0.11
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Gregory Jewett
Listing Office	Lightning Real Estate

## Community Information

Address	1649 Mar Vista Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Pasadena
County	Los Angeles
Zip Code	91104

## Amenities

Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected,
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Natural Gas Available, Natural Gas Connected, Phone Available, Phone Connected, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected

Parking	Driveway
Garages	Driveway
View	None
Pool	None
Security	Security System, Smoke Detector(s)

## **Exterior**

Exterior	Stucco, Copper Plumbing
Exterior Features	Barbecue
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Landscaped, Sprinklers In Rear, Sprinklers Timer, Sprinkler System
Roof	Shingle
Construction	Stucco, Copper Plumbing

## **Interior**

Interior	Wood
Interior Features	Recessed Lighting, All Bedrooms Down, Attic, Ceiling Fan(s), Crown Molding, Granite Counters, Storage, Walk-In Closet(s)
Appliances	Barbecue, Dishwasher, Disposal, Gas Cooktop, Gas Oven, Gas Water Heater, Range Hood, SixBurnerStove, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Decorative
# of Stories	1
Stories	One

## **School Information**

District	Pasadena Unified
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## **Additional Information**

Date Listed	November 7th, 2024
Days on Market	78
Zoning	PSR6
Short Sale	N
RE / Bank Owned	N

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