

# **\$2,788,000 - 400 Vaquero Road, Arcadia**

MLS® #GD25188495

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## **\$2,788,000**

3 Bedroom, 3.00 Bathroom, 2,700 sqft  
Residential on 0 Acres

N/A, Arcadia,

First time on the market in 65 years, move-in ready, single-story living. Located on one of the most desirable streets in the Lower Rancho neighborhood, directly behind the L.A. County Arboretum where majestic peacocks roam freely, this timeless ranch home offers the epitome of indoor/outdoor Southern California living.

Originally the personal residence of nationally-honored Landscape Architect Bob Eriksson, FASLA, the property showcases thoughtfully designed gardens and elegant living spaces. Set back from the street and framed by mature trees, the home features a charming brick front porch, large double-hung windows, and custom shutters.

Inside, the foyer with paneled door and leaded glass windows opens to a welcoming living room with fireplace, which flows seamlessly to the skylit formal dining room and expansive beamed family room. A wall of glass and arched French doors highlight garden views, extending to the breakfast room and kitchen. The kitchen and adjacent wet bar include custom cabinetry, stone counters, and garden vistas, with convenient access to the mud/laundry room.

The bedroom wing offers 3 bedrooms and 3 full baths (2 en-suite). The spacious primary suite features a tray ceiling, sitting area, wood-paneled closets, and French doors opening to the garden. The second en-suite bedroom enjoys its own private deck, perfect for morning coffee or quiet retreat.



The rear yard unfolds across two levels with brick patios, signature concrete steps, an 8-jet in-ground spa, hillside dining deck, and a curated collection of specimen trees including a grove of eight mature Redwoods, a producing Avocado, Japanese Maple, California Sycamore, Carrotwoods, and more. Beautifully maintained, park-like grounds, and sensitively updated with a new tile roof, refinished hardwood floors, fresh paint, and new carpet, this move-in ready home is a rare offering in a coveted locationâ€”perfect for everyday living and gracious entertaining.

Built in 1939

**Essential Information**

MLS® #	GD25188495
Price	\$2,788,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	2,700
Acres	0.40
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern, Ranch
Status	Closed
Listing Agent	Kristin Roche
Listing Office	Huntington Group

**Community Information**

Address	400 Vaquero Road
Area	605 - Arcadia
Subdivision	N/A
City	Arcadia
County	Los Angeles
Zip Code	91007

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	8
Parking	Garage, Garage Door Opener, Concrete, Door-Single, Driveway Level, Garage Faces Front, On Site, Private
# of Garages	2
Garages	Garage, Garage Door Opener, Concrete, Door-Single, Driveway Level, Garage Faces Front, On Site, Private
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Brick, Plaster
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Near Park, Paved, Rectangular Lot, Sloped Down, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System, Trees, Yard
Windows	Blinds, Casement Window(s), French/Mullioned, Skylight(s), Wood Frames
Roof	Tile
Construction	Stucco, Brick, Plaster
Foundation	Pillar/Post/Pier, Raised

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Bar, Beamed Ceilings, Breakfast Bar, Brick Walls, Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, Wet Bar
Appliances	Dishwasher, Refrigerator, Built-In Range, Vented Exhaust Fan, Water Heater, Water To Refrigerator
Heating	Central, Natural Gas, Fireplace(s), Gravity
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## School Information

District	Arcadia Unified
Elementary	Hugo Reid
Middle	Foothills
High	Arcadia

### **Additional Information**

Date Listed	September 1st, 2025
Days on Market	70
Zoning	ARROD*
Short Sale	N
RE / Bank Owned	N

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