

\$3,200 - 1303 College Avenue, Redlands

MLS® #IG25029897

\$3,200

3 Bedroom, 2.00 Bathroom, 1,708 sqft

Residential Lease on 0 Acres

N/A, Redlands,

LOCATION, LOCATION, LOCATION! Located on one of the most beautiful tree lined streets in Redlands we welcome you to 1303 College Ave. This absolutely charming bungalow is ideally located within a stones throw of the iconic Redlands University. With Beautiful hard wood floors, this spacious floorplan has beautiful large picture windows and a romantic fireplace. The Fireplace is centrally located taking advantage of the dining area and the living space. Newly remodeled with new appliances and new cabinets this Kitchen faces the front yard and has a darling breakfast room with lots of cabinet space.

Three spacious bedrooms including the main bedroom with its own bath, dressing area and large closet. The laundry room is located near the bedrooms. A huge bonus is the extra office or study that could be an exercise room but in the new remote work at home this is a coveted office space. The backyard is fully fenced and perfect for your family and pets. The detached garage and extra parking is ideal for so many additional uses. Enjoy 4th of July Fireworks from the University from the comfort of your own backyard. Freshly painted newly redone baths addles charm.

This one of a kind home is priced for all investors or families to take advantage of the room to grow value. Within walking distance to Redlands University, the Redlands Rail Project located at Grove and the University and the upcoming and exciting University Village. This is a unique opportunity to be a



part of Redlands History and own an extra special home at a great move in price.

Built in 1948

Essential Information

MLS® #	IG25029897
Price	\$3,200
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,708
Acres	0.19
Year Built	1948
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Janet Burke
Listing Office	RE/MAX ADVANTAGE

Community Information

Address	1303 College Avenue
Area	268 - Redlands
Subdivision	N/A
City	Redlands
County	San Bernardino
Zip Code	92374

Amenities

Utilities	Sewer Connected, Gardener
Parking Spaces	2
Parking	Detached Carport, One Space, RV Access/Parking, See Remarks
# of Garages	2
Garages	Detached Carport, One Space, RV Access/Parking, See Remarks
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Back Yard, TwoToFiveUnitsAcre
Roof	Composition

Interior

Interior	Wood
Interior Features	Main Level Primary, All Bedrooms Down, Bedroom on Main Level, Open Floorplan, Unfurnished
Appliances	Gas Oven, Gas Range, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, See Remarks
# of Stories	1
Stories	One

School Information

District	Redlands Unified
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Additional Information

Date Listed	February 10th, 2025
Days on Market	89
Short Sale	N
RE / Bank Owned	N

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