

# **\$959,000 - 2685 Arrow Hwy, La Verne**

MLS® #IN25135331

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## **\$959,000**

4 Bedroom, 3.00 Bathroom, 1,748 sqft  
Residential on 0 Acres

N/A, La Verne,

Big Price Improvement! Welcome to 2685 Arrow Highway, an exceptional investment and multi-generational living opportunity nestled in the heart of La Verne. This versatile property features a beautifully maintained 2-bedroom, 1-bath front home of approximately 900 sq ft, complete with central air conditioning, a private yard, and parking for three vehiclesâ€”currently generating \$2,800 per month in rental income.

Set behind the main residence is a recently built, fully permitted 2-bedroom, 1.5-bath ADU (approx. 648 sq ft, built in 2021), offering modern amenities such as central air, a private rear yard with a flourishing orange tree, BBQ area, patio, and garden, as well as granite kitchen counters and a convenient stack washer/dryer. The ADU also enjoys direct access to a detached, permitted 200 sq ft bonus room at the rear of the garageâ€”ideal for use as a studio, office, or guest suite, featuring independent heating and air with potential for a future bathroom addition. The property now comes with two overnight annual street parking permits which, combined with the two parking spots on the driveway, provides ample parking for both units!

Both homes benefit from 21 owned solar panels, dramatically reducing monthly electricity bills and to be fully paid off at close of escrow, ensuring long-term savings and energy efficiency. With a flexible layout, private



outdoor spaces for each dwelling, and proximity to top-rated Bonita Unified schools, this property is perfect for families, investors, or anyone seeking strong income potential and versatile living in a highly desirable neighborhood.

Enjoy a convenient lifestyle with just a 10-minute walk to the new La Verne/Fairplex Metrolink station, offering easy access to Pasadena and downtown Los Angeles, and enhancing commuter and tenant appeal.

Built in 1941

### **Essential Information**

MLS® #	IN25135331
Price	\$959,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.15
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Shorter
Listing Office	David Shorter, Broker

### **Community Information**

Address	2685 Arrow Hwy
Area	684 - La Verne
Subdivision	N/A
City	La Verne
County	Los Angeles
Zip Code	91750

### **Amenities**

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Lot Description	Back Yard
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## Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Bonita Unified
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## Additional Information

Date Listed	June 15th, 2025
Days on Market	63
Zoning	LVPR4.5D*
Short Sale	N
RE / Bank Owned	N

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