

\$1,098,000 - 835 Terri Ann Drive, West Covina

MLS® #OC25103871

\$1,098,000

3 Bedroom, 3.00 Bathroom, 1,773 sqft

Residential on 0 Acres

N/A, West Covina,

Positioned in a quiet cul-de-sac in West Covina is 835 S Terri Ann - a highly upgraded single-story pool home WITH ADU that checks all the boxes. Driving up, you'll be greeted by lots of curb appeal, a large front yard, beautiful entry, & a long driveway with a covered parking space. Important to note on the outside are the multiple solar panels installed by Tesla in 2022 that supply more than enough power to this pool home. The owners also completed a reroof in 2011 with Lifetime Shingles. Inside the home, you're welcomed by an exceptional open floor plan, part of a meticulous remodel completed in 2018. This space is perfect for those who want to entertain & host. Pull up a chair to the custom 12 ft quartz island & be a part of the action in this beautiful kitchen. Or turn to face the fireplace with electric insert, accented with stack stone & a mounted tv for your viewing pleasure. If you're hosting a more intimate dinner, we've got you covered. Behind the fireplace, you can gather in the generously sized dining room with beautiful wood-beam ceilings. Guests can use the $\frac{1}{2}$ bath conveniently located off the laundry room next to the kitchen. Wood-patterned tile floors run throughout the main living area & kitchen. Down the hall are two well-sized bedrooms and a full bathroom with a dual vanity, remodeled in 2024. Located in the back of the home is a large ensuite, complete with original hardwood floors, remodeled $\frac{3}{4}$ bathroom, and private access to the backyard & pool



area. But since this is So Cal, why don't we take the party outside? This backyard is truly your own private resort. The covered patio features lighting & ceiling fans and looks out onto a sparkling pool complete with a pool heater & motor replaced in 2018/2019. And if you're looking for additional living space or a private studio for family, then you'll love the permitted 300 sqft ADU. The space features tile floors, newer A/C split unit for temperature control, a closet, and a private $\frac{3}{4}$ bath. Access to the ADU is easy and private, with gated access on the side of the home, so it's a possible rental unit too. Next to the ADU is a 2 car garage for additional storage or parking. For those with a lot of cars, toys, a boat, etc., you'll love the side driveway, concrete pad measuring approx. 70" x 19" with pull through gate. Other upgrades include: plantation shutters throughout (2020), upgraded electrical panel (2018), Chargepoint EV car charger (2022). Contact us today to schedule a private tour!

Built in 1956

Essential Information

MLS® #	OC25103871
Price	\$1,098,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,773
Acres	0.20
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Margaret Van Herk

Listing Office Seven Gables Real Estate

Community Information

Address 835 Terri Ann Drive
Area 669 - West Covina
Subdivision N/A
City West Covina
County Los Angeles
Zip Code 91791

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces 6
Parking Concrete, Driveway, Garage, Garage Door Opener, Attached Carport, Driveway Level, Gated, Oversized, Private
of Garages 2
Garages Concrete, Driveway, Garage, Garage Door Opener, Attached Carport, Driveway Level, Gated, Oversized, Private
View None
Has Pool Yes
Pool In Ground, Private, Gunite, Heated
Security Smoke Detector(s), Carbon Monoxide Detector(s), Security System

Exterior

Exterior Stone, Stucco
Lot Description Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Street Level, Irregular Lot, Level, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System
Windows Double Pane Windows, Plantation Shutters, Screens
Roof Composition, Shingle
Construction Stone, Stucco
Foundation Slab

Interior

Interior Tile, Wood
Interior Features Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Walk-In Closet(s), All Bedrooms Down, Beamed Ceilings, Bedroom on Main Level, Quartz Counters
Appliances Dishwasher, Gas Cooktop, Disposal, Microwave, Built-In Range, Convection

Oven, Gas Oven, Gas Water Heater, Self Cleaning Oven, SixBurnerStove, Water Heater, Water Purifier, Water To Refrigerator	
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric, Living Room
# of Stories	1
Stories	One

School Information

District	West Covina
Middle	Hollencres
High	West Covina

Additional Information

Date Listed	April 22nd, 2025
Days on Market	15
Zoning	WCR1*
Short Sale	N
RE / Bank Owned	N

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