

# **\$2,195,000 - 5472 Vista Del Arroyo Drive, La Crescenta**

MLS® #P1-19713

**\$2,195,000**

3 Bedroom, 2.00 Bathroom, 2,222 sqft

Residential on 0 Acres

N/A, La Crescenta,

Welcome to 5472 Vista Del Arroyo Drive, an exquisite 3-bedroom, 2-bathroom home in the highly coveted Briggs Terrace area of La Crescenta. This completely remodeled residence offers breathtaking views of Downtown Los Angeles and beyond, making it the perfect retreat. As you enter, you're greeted by an inviting open floor plan where the modern kitchen seamlessly flows into the family room. The kitchen is a chef's dream, featuring quartz countertops, a stylish subway backsplash, and high-end stainless steel appliances, including a built-in air-fryer/convection oven. Whether you're entertaining or enjoying a quiet evening at home, this space is designed for both functionality and style. The formal dining room and living room provide ample space for gatherings, while large windows fill the home with natural light and showcase the stunning views. The primary suite is a true sanctuary, boasting two spacious closets and a luxurious remodeled bathroom complete with tile flooring, a seamless clear glass shower, double vanity, quartz countertops, and modern fixtures. Step outside to discover your private backyard oasis, featuring a sparkling pool, spa, and a well-lit pickleball court--perfect for active families or entertaining guests. The built-in BBQ and firepit create an inviting atmosphere for outdoor gatherings, while mature fruit trees enhance the charm of this outdoor space. Additional features include an oversized two-car garage, an electric driveway



gate for added privacy, and updated electrical, plumbing, and HVAC systems. The home is equipped with a Nest smart thermostat, ensuring comfort and efficiency year-round. Located in a highly ranked school district, this property is not only a beautiful home but also offers access to top-tier education. Don't miss the opportunity to own this incredible property that combines luxury, comfort, and stunning views.

Built in 1958

## Essential Information

MLS® #	P1-19713
Price	\$2,195,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,222
Acres	0.36
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Julie Milbrodt
Listing Office	Keller Williams Real Estate Services

## Community Information

Address	5472 Vista Del Arroyo Drive
Area	635 - La Crescenta/Glendale Montrose & Annex
Subdivision	N/A
City	La Crescenta
County	Los Angeles
Zip Code	91214

## Amenities

Parking Spaces	2
# of Garages	2

View	City Lights, Mountain(s)
Has Pool	Yes
Pool	Heated, See Remarks

## Exterior

Exterior	Stucco, Wood Siding
Roof	Concrete
Construction	Stucco, Wood Siding
Foundation	Slab

## Interior

Interior	See Remarks
Interior Features	Open Floorplan, Primary Suite, Breakfast Bar, Recessed Lighting
Appliances	Dishwasher, Gas Oven, Gas Water Heater, Barbecue, Gas Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, See Remarks
Stories	One

## Additional Information

Date Listed	October 24th, 2024
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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