

\$1,349,000 - 3110 Orange Avenue, La Crescenta

MLS® #P1-20592

\$1,349,000

4 Bedroom, 3.00 Bathroom, 1,770 sqft

Residential on 0 Acres

N/A, La Crescenta,

Updated modern traditional in La Crescenta offers 4 bedrooms and 3 baths with views! Enjoy the freedom of this large lot, measuring over 12,700 SF and boasting grassy front and back yards, space for entertaining, play and quiet meditation. A front stone patio shaded by two mature pine trees leads to the home's double-door entry, opening to a thoughtfully renovated interior. Bright and spacious, the open-plan public rooms enjoy ample natural light and vaulted ceilings. The kitchen is equal parts modern and organic, with natural-toned wood and stone finishes, stainless LG and Frigidaire appliances, and an oversized waterfall island. Elevated living and dining space flow from the kitchen, with views of mountains to the north and relaxing sounds of the fountain through windows to the west. Private space is found on the west side of the home, where each of the four bedrooms offer natural light from windows with garden and valley views, as well as generous closets. Two stylish upgraded baths are conveniently located adjacent to the three bedrooms. Finally, the spacious primary suite features a large walk-in closet, en-suite bath and private access to the back yard. A fun bonus: three bedrooms have windows which open to the sounds of the fountain. With a laundry area and access to the large backyard located to the west of the bedrooms, this home offers upgraded living with an easy flow to the outdoors. Located central to highly-rated schools, favorite neighborhood parks, retail



and restaurants in La Crescenta and Montrose, and just 22 minutes to downtown LA, there is so much to enjoy at this upgraded modern retreat.

Built in 1943

Essential Information

MLS® #	P1-20592
Price	\$1,349,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	1,770
Acres	0.29
Year Built	1943
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Teresa Fuller
Listing Office	COMPASS

Community Information

Address	3110 Orange Avenue
Area	635 - La Crescenta/Glendale Montrose & Annex
Subdivision	N/A
City	La Crescenta
County	Los Angeles
Zip Code	91214

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Driveway, Off Street, Paved
Garages	Driveway, Off Street, Paved
View	Hills, Mountain(s), Valley
Pool	None

Exterior

Windows Double Pane Windows

Interior

Interior Features Separate/Formal Dining Room, Eat-in Kitchen, Primary Suite

Appliances Dishwasher, Electric Oven, Gas Cooktop, Microwave, Refrigerator, Range Hood, Water Heater

Fireplace Yes

Fireplaces Living Room, Decorative

Stories Multi/Split

Additional Information

Date Listed October 21st, 2024

Days on Market 14

Short Sale N

RE / Bank Owned N

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