

# \$1,374,000 - 3521 Buena Vista Avenue, Glendale

MLS® #P1-20855

**\$1,374,000**

3 Bedroom, 2.00 Bathroom, 1,338 sqft

Residential on 0 Acres

N/A, Glendale,

This charming, traditional home is located in the middle of the ever-popular, throwback neighborhood, Sparr Heights, a home with heart cut outs in its shutters, a home ready for someone to write their next chapter in. Set on a sidewalk-lined street with historic street lights and surrounded by neighbors who look out for each other, this home is walking distance to an award-winning elementary school and to the Montrose shopping/dining area. The appealing front yard has a camphor tree, a magnolia tree and a flower bed surrounding the front of the house with lavender, an orange tree and white roses. Step inside and survey the efficient floor plan. The current owners have spent \$60,000 to ready this home for sale including fresh paint inside and out. The natural hardwood floors were refinished and recessed lights installed throughout eight years ago. Electric upgraded and house replumbed 16 years ago. The living room is bathed in natural light from a picture window that also offers a view of the nearby San Gabriel Mountains. The dining room has new stone pine vinyl flooring, plenty of windows and a ceiling fan. There is a breakfast bar island that joins the room with the kitchen. The kitchen includes plenty of cabinets, white tile counters, a double porcelain sink with gooseneck faucet, Magic Chef gas oven, 4-burner gas range with overhead fan and a new Hotpoint dishwasher. Off the kitchen is a laundry area and 1/4 bathroom. Finally, a bonus room, again with plenty of natural light. The primary bedroom



has windows on three sides, a large closet and a ceiling fan. The second bedroom has a closet and built-in bookshelves, perfect for an office, and the third bedroom has a ceiling fan, large closet and a picture window. The hallway bathroom has white tile with powder blue accents. There's a bath with shower overhead as well as a walk-in shower. There are two closets in the hallway. In the fully enclosed backyard is a swimming pool with jetted hot tub. There's a wood deck on which to lounge with a view of the Verdugo Hills. The 2-car garage has plenty of shelves and an upper storage area, also there's extra storage space behind the garage. This home was originally built to accommodate a wheelchair restricted person. This includes ramps out the doors, handicap access into the swimming pool and wide entryways inside the home. This quintessential American dream is ready to become your reality.

Built in 1939

## Essential Information

MLS® #	P1-20855
Price	\$1,374,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,338
Acres	0.15
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Cheyenne Wilbur
Listing Office	COMPASS

## Community Information

Address	3521 Buena Vista Avenue
Area	635 - La Crescenta/Glendale Montrose & Annex
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91208

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage, Concrete, Door-Single, Driveway Level, One Space
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage, Concrete, Door-Single, Driveway Level, One Space
View	Hills, Mountain(s), Neighborhood
Has Pool	Yes
Pool	In Ground

## Exterior

Exterior	Stucco
Lot Description	Landscaped, Back Yard, Front Yard, Lawn, Level, Near Park, Rectangular Lot, Street Level, Walkstreet, Yard
Windows	Casement Window(s), Double Pane Windows, Jalousie, Screens
Roof	Shingle, Composition
Construction	Stucco
Foundation	Raised

## Interior

Interior	Tile, Vinyl, Wood
Interior Features	Open Floorplan, Recessed Lighting, Bedroom on Main Level, Breakfast Bar, Built-in Features, Ceiling Fan(s), Ceramic Counters, Crown Molding, Separate/Formal Dining Room, Tile Counters
Appliances	Dishwasher, Range Hood, Gas Cooktop, Gas Oven, Gas Water Heater, Vented Exhaust Fan
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1

Stories One

## School Information

Middle Rosemont

## Additional Information

Date Listed February 14th, 2025

Short Sale N

RE / Bank Owned N

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