

# **\$2,875,000 - 1055 Arroyo Boulevard, Pasadena**

MLS® #P1-21506

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## **\$2,875,000**

3 Bedroom, 4.00 Bathroom, 2,968 sqft

Residential on 0 Acres

N/A, Pasadena,

Nestled in the prestigious Lower Arroyo and historic Busch Gardens neighborhood, this timeless 1956 traditional home includes a harmonious blend of classic charm and natural beauty. Thoughtfully maintained, the residence is embraced by lush greenery, seamlessly integrating with the landscape's gentle slopes and mature trees. The grandfathered three-level waterfall, a rare nod to the area's rich history, enhances the serene setting, creating a true retreat in one of Pasadena's most coveted locations. Inside, oak wood flooring spans throughout, complemented by abundant natural light and picturesque views from every room. The spacious living room, complete with French doors, a fireplace and built in cabinetry, flows effortlessly into the dining area and gourmet kitchen, perfect for both relaxation and entertaining. The primary ensuite and office are conveniently situated on the main level, with two additional bedrooms located off the expansive great room downstairs, with its deck overlooking the waterfall. Additional highlights include ample storage, a dedicated laundry room, cedar lined closets, a partially finished basement, and a two-car garage. Outdoors, three levels of stone terraced patios provide enchanting spaces to enjoy coffee in tranquil surroundings mornings and entertaining guest. A rare opportunity to own a piece of Pasadena's history while enjoying modern comforts in an idyllic setting.



Built in 1956

## Essential Information

MLS® #	P1-21506
Price	\$2,875,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,968
Acres	0.31
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Kathleen Bywater
Listing Office	Berkshire Hathaway Home Servic

## Community Information

Address	1055 Arroyo Boulevard
Area	647 - Pasadena (SW)
Subdivision	N/A
City	Pasadena
County	Los Angeles
Zip Code	91105

## Amenities

Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway
View	Mountain(s), Pond, Trees/Woods
Waterfront	Pond
Pool	None

## Exterior

Lot Description	Drip Irrigation/Bubblers, Front Yard, Gentle Sloping, Sprinklers In Rear, Landscaped, Sprinklers Timer, Sprinklers On Side, Irregular Lot
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Roof	Composition
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## Interior

Interior	Wood
Interior Features	Balcony, Bedroom on Main Level
Appliances	Dishwasher, Gas Oven, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	March 4th, 2025
Days on Market	21
Short Sale	N
RE / Bank Owned	N

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