

# \$475,000 - 1000 Cordova Street # 103, Pasadena

MLS® #P1-22623

## \$475,000

1 Bedroom, 1.00 Bathroom, 804 sqft  
Residential on 0 Acres

N/A, Pasadena,

Step into Pasadena's midcentury design legacy at Whispering Waters, one of the city's first post-war luxury condominium complexes, designed and built by prolific post-war developer Lionel V. Mayell in 1960. A celebrated example of California Modernism, the building is recognized as a local architectural landmark and enjoys the benefit of the Mills Act, offering property tax savings\* to its owners. Located less than a block from South Lake Avenue, this home places you in the heart of one of Pasadena's most vibrant neighborhoods. Outside your door you'll enjoy instant access to chic boutiques, popular cafes, fine dining, fitness studios, grocery stores, and everyday conveniences - all within easy reach. Whether you're meeting friends for brunch or happy hour, grabbing coffee before work, or browsing your favorite shops, living here means having Pasadena's premier shopping and dining corridor just steps away. In addition, you'll be just moments from Caltech's renowned campus, offering you a front-row seat to one of the world's leading centers of science, research, and innovation. Enjoy the serene, park-like beauty of the Caltech grounds, or take advantage of public lectures, performances, and community events that enrich the neighborhood's intellectual and cultural fabric. Whether you're affiliated with the university or simply appreciate its presence, living nearby adds a sense of prestige, tranquility, and inspiration to everyday life. This one bedroom first floor



home remains in largely original condition, offering a rare opportunity for you to thoughtfully restore or update the space to your own tastes. Floor-to-ceiling glass sliding doors, a balcony that runs the full length of the unit, a bright & open-concept layout, and clean mid century lines provide a strong architectural foundation. The spacious bedroom includes a wall of closets and shelving, and the bathroom retains its vintage charm with a vanity, tub, and separate shower. There is also parking for one car and an additional storage locker. Monthly HOA dues are \$522 and include water, community laundry, trash, and grounds maintenance. Also located just minutes from the Playhouse District, the Metro, Old Town Pasadena, and the Rosebowl Stadium, this architecturally significant home offers timeless design, a convenient location, and possible tax advantages - all in one of Pasadena's most desirable neighborhoods.\*Buyer responsible for verifying any Mills Act property tax savings

Built in 1960

## Essential Information

MLS® #	P1-22623
Price	\$475,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	804
Acres	0.00
Year Built	1960
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Cynthia Cohn
Listing Office	Berkshire Hathaway Home Servic

## Community Information

Address	1000 Cordova Street # 103
Area	648 - Pasadena (SE)
Subdivision	N/A
City	Pasadena
County	Los Angeles
Zip Code	91106

### **Amenities**

Amenities	Maintenance Grounds, Trash, Water, Storage
Parking Spaces	1
Parking	Assigned, Garage, Community Structure
# of Garages	1
Garages	Assigned, Garage, Community Structure
View	Mountain(s)
Pool	None

### **Exterior**

Lot Description	Sprinklers None
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### **Interior**

Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
Stories	One

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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