

\$895,000 - 762 Virginia Ann Drive, Azusa

MLS® #PF24238026

\$895,000

4 Bedroom, 2.00 Bathroom, 1,620 sqft

Residential on 0 Acres

N/A, Azusa,

Turnkey Suburban Ranch style home located in the highly sought after Azusa Greens Country Club Estates! This property is situated on a quiet tree-lined cul-de-sac street in Northern Azusa at the base of the majestic San Gabriel Mountains. The single-story home is spacious and has an open floorplan with cathedral ceilings that amplify the natural lighting. The living room offers an abundance of space for recreation or leisure. The galley kitchen has been tastefully upgraded with wood cabinets and quartz countertops. The kitchen is open to the formal dining and family room where there is a gas-burning fireplace. The main bedroom is cozy with French doors that lead to the backyard patio. The ensuite bathroom that has been remodeled with a tile walk-in shower. The two additional bedrooms are large with plenty of closet space. There is also a second remodeled hallway bathroom. The fourth bedroom was converted to create a walk-in storage closet and grand entry sitting area. The laundry room is inside of the two-car garage. The interior of the home features recessed lighting, 12mm luxury laminate flooring, and crown moulding. The home has charming curb appeal with lush foliage and an inviting porch shaded by a lattice pergola. The backyard has an outdoor BBQ, gas bonfire, and garden area with mature citrus trees. The home has been maintained over the years with recent renovations such as a newer roof, upgraded electrical panel, new HVAC system, dual paned windows, new water heater,



garage door, upgraded composite siding panels, and an irrigation system. This home is in a PRIME location with no HOA and all underground utilities on a golf course. Nearby recreation includes Northside Park, hiking trails in the foothills, Pioneer Park, San Gabriel Canyon OHV, camping at Crystal Lake, fishing, and boating at Santa Fe Dam. The neighborhood is conveniently located minutes away from Downtown Azusa, Northrop Grumman, Azusa Pacific University, Citrus College, 210, 605 freeways, and the Metro Station. Do not miss this opportunity to call this property your new home. Please view the virtual tour or visit the property website for more details.

Built in 1973

Essential Information

MLS® #	PF24238026
Price	\$895,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,620
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Diego Locke
Listing Office	The Jireh Group

Community Information

Address	762 Virginia Ann Drive
Area	607 - Azusa
Subdivision	N/A
City	Azusa

County Los Angeles
Zip Code 91702

Amenities

Utilities Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces 5
Parking Driveway, Garage
of Garages 2
Garages Driveway, Garage
View Golf Course, Hills, Mountain(s), Neighborhood
Pool None
Security Fire Detection System, Security System, Smoke Detector(s)

Exterior

Exterior Stucco, Concrete, Drywall, Vinyl Siding
Exterior Features Fire Pit, Lighting, Rain Gutters
Lot Description Back Yard, Cul-De-Sac, Front Yard, Garden, Rectangular Lot, Sprinkler System, Street Level
Windows Double Pane Windows, ENERGY STAR Qualified Windows, French/Mullioned
Roof Shingle
Construction Stucco, Concrete, Drywall, Vinyl Siding
Foundation Slab

Interior

Interior Carpet, Laminate, Tile
Interior Features Breakfast Bar, All Bedrooms Down, Attic, Beamed Ceilings, Bedroom on Main Level, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Galley Kitchen, Main Level Primary, Open Floorplan, Separate/Formal Dining Room, Utility Room, Walk-In Closet(s)
Appliances Dishwasher, Microwave, Dryer, Freezer, Gas Oven, Gas Range, Refrigerator, Washer, Water Heater
Heating Central
Cooling Central Air, ENERGY STAR Qualified Equipment
Fireplace Yes
Fireplaces Family Room, Gas
of Stories 1
Stories One

School Information

District Azusa Unified

Additional Information

Date Listed November 21st, 2024
Zoning AZR1C*
Short Sale N
RE / Bank Owned N

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