

# **\$679,500 - 6463 Carlo Drive, Riverside**

MLS® #PW24226292

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## **\$679,500**

4 Bedroom, 2.00 Bathroom, 1,755 sqft  
Residential on 0 Acres

N/A, Riverside,

ATTENTION! The redevelopment of the former Sears site in Riverside is set to transform the 17-acre property into a mixed-use development featuring 380 apartment units and townhomes, grocery store, retail spaces, restaurants, and a public dog park. ?

The project's completion is anticipated by 2027. Proximity to new amenities and housing can contribute to increased home equity, making it a potentially advantageous time to consider purchasing this home since it is located approximately 2 miles from the redevelopment site.

From the moment you enter the home you will notice the wonderful craftsmanship and customization that this home has received. The home theater room comes equipped with Pioneer Premier surround-sound system with five ceiling, mounted 8 inch speakers and a standalone 10" bass speaker. It has a built-in 78 inch flatscreen Vizio TV in case in 100-year-old reclaimed Cedarwood with multicolored LED backlighting. The room is constructed with exposed hand-milled post and beam construction with recessed lighting within the beams. This ceiling is exposed tongue and groove staggered with 6 inch and 8 inch boards. Two out of the four walls are sound padded and covered in synthetic leather material made by the famous designer Yaya Han and is accented by naturally patina corrugated siding reclaimed from a local creamery dating back to the 1940s. This is all



enhanced by a door façade made from red cedar wood, which dates back to 1978 and was crafted in Tacoma, Washington for The famous Phelans tavern in the Washington port of call. The living-room has custom stained concrete floors, also equipped with a 48 inch TCL flatscreen TV accompanied by a LG surround sound bar system mounted above a handcrafted solid wood 4 x 6 mantle that enhances a beautiful flagstone fireplace with custom granite hearth. The kitchen has brand new 24 x 12 tile flooring and includes stainless steel appliances, refrigerator microwave dishwasher and cooktop. All bedrooms have new carpet and double pane green certified windows. The water heater was replaced two years ago and a whole house water filtration system has been installed. Garage door opener was recently replaced. Fruit trees in the backyard ready for your green thumb. The roof was replaced a few years back and has a 30 year transferable warranty. To help keep the home cool, an attic exhaust fan was installed with a thermostatic motor for convenience. No need to remember to turn it on as it is temperature activated.

Built in 1963

Essential Information

MLS® #	PW24226292
Price	\$679,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,755
Acres	0.18
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	Joe Hernandez
Listing Office	Coldwell Banker Realty

## Community Information

Address	6463 Carlo Drive
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92506

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Natural Gas Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None

## Interior

Interior	Concrete
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Riverside Unified
High	Ramona

## Additional Information

Date Listed	November 1st, 2024
Days on Market	86
Zoning	R1065

Short Sale                      N

RE / Bank Owned        N

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