

\$1,198,000 - 12516 Mount Holly Drive, Whittier

MLS® #PW24233009

\$1,198,000

3 Bedroom, 3.00 Bathroom, 1,728 sqft

Residential on 1 Acres

N/A, Whittier,

A MILLION DOLLARS VIEW AND

MORE! Perched atop a scenic Whittier

hillside, this exceptional home offers sweeping

180-degree panoramic views that stretch as

far as the eye can see. Designed to capture

breathtaking vistas from every main living

area, this home is an entertainer's dream and a

private oasis all in one. Large picture windows

and sliding glass doors seamlessly blend

indoor and outdoor spaces, filling the home

with natural light and showcasing spectacular

views of the surrounding landscape. The open

floor-plan creates a spacious and inviting

atmosphere, with a chef's kitchen, a formal

dining, a spacious family room and a luxurious

primary suite all positioned to take full

advantage of the stunning backdrop. Backyard

is an entertainer's paradise with an expansive

patio, meticulously designed with elegant paver

stones. A spacious, maintenance-free vinyl

open patio cover provides shade, seamlessly

blending with the landscape for an inviting

ambiance. A custom-built, tempered glass

seating enclosure ensures clear, unobstructed

views while offering protection from the

breeze, making it a perfect spot to enjoy the

spectacular scenery year-round. The cozy

fire-pit area beckons for evening

gatherings, while a designated play sand area

provides fun for all ages. Framed by a long

iron fence, this backyard reveals

one-of-a-kind, mesmerizing panorama, creating

a remarkable, unforgettable outdoor retreat.

Spanning an enormous 45,560 SF, this



property's gently sloping back lot is designed as an inspiring mini nature reserve, offering a perfect blend of natural beauty and mindful landscaping. Thoughtfully maintained with an efficient sprinklers, the grounds feature a lush array of nurtured greenery and vibrant foliage, creating a refreshing haven of tranquility. Invigorating walking paths wind throughout, offering a serene stroll with strategically placed seating benches for moments of rest and quiet reflection. The paths lead to close-up views of the breathtaking surrounding landscape, making each step a new discovery. As night falls, colorful light posts brighten the space, adding a festive ambiance to the backdrop. Also enjoy a bonus den (4th bedroom) + over \$180K in major upgrades: New PEX piping, new furnace & Lenox AC, new air ducts, new garage door opener, newer water heater, remodeled kitchen & bathrooms, newer tile planks flooring, sewer line to street replaced, water pressure regulator & chimney arrestor installed.. WITH SO, SO MUCH TO OFFER, MAKE THIS MAGNIFICENT DREAM HOME YOURS TODAY!

Built in 1974

Essential Information

MLS® #	PW24233009
Price	\$1,198,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,728
Acres	1.05
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Shirley Luu
Listing Office	Century 21 Astro

Community Information

Address	12516 Mount Holly Drive
Area	678 - N. Whittier
Subdivision	N/A
City	Whittier
County	Los Angeles
Zip Code	90601

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Door-Multi, Driveway Level, Garage, Garage Door Opener, Garage Faces Side
# of Garages	2
Garages	Concrete, Direct Access, Door-Multi, Driveway Level, Garage, Garage Door Opener, Garage Faces Side
View	Neighborhood, Canyon, Catalina, City Lights, Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)

Exterior

Exterior	Drywall, Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System, Cul-De-Sac, Drip Irrigation/Bubblers, Garden, Lot Over 40000 Sqft, Near Park, Secluded, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Street Level, Value In Land, Walkstreet
Windows	Double Pane Windows
Roof	Tile
Construction	Drywall, Stucco
Foundation	Raised

Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Down, Granite Counters, Main Level Primary, Open Floorplan,

	Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Gas Cooktop, Gas Water Heater, Range Hood
Heating	Central
Cooling	Central Air, High Efficiency
Fireplace	Yes
Fireplaces	Gas, Living Room, Raised Hearth
# of Stories	1
Stories	One

School Information

District	Whittier Union High
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Additional Information

Date Listed	November 15th, 2024
Days on Market	94
Zoning	WHR1*
Short Sale	N
RE / Bank Owned	N

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