

# \$969,900 - 454 Guilford Avenue, Claremont

MLS® #PW25016309

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## \$969,900

4 Bedroom, 2.00 Bathroom, 1,593 sqft  
Residential on 0 Acres

N/A, Claremont,

This is NOT your typical opportunity in the charming city of Claremont! It's an incredible chance to own two lots together on a quiet cul-de-sac! You get the classic single-story residence offering comfort, space, and 4-bedroom functionality on a rectangular lot of approx. 7,700sf AND you get the adjacent flag lot of approx. 6,300sf allowing for an expansion of lifestyle: need room for RV and equipment, a sports court, ADU, or swimming pool? This is it! \* \* \* Fresh interior paint in the living areas and new vinyl flooring in select spaces create a warm and inviting atmosphere within a traditional floorplan, ready for your personal touch. \* Inside the double-door entry is the sunken living room, with the original fireplace and giant picture window, serving as a focal point for gatherings and relaxation. The recently updated all-electric kitchen includes new flooring, counters and cabinets, and the adjacent laundry area with gas dryer hookup has direct access to the backyard. The ample-sized bedrooms have newer windows, and the original bathrooms are in good working order, offering a blend of charm and functionality. \* The expansive concrete patio, complete with a standalone barbecue, is perfect for outdoor dining and entertaining. Both front and backyards feature low-maintenance synthetic grass, offering year-round greenery without the upkeep. Fully paid solar panels provide sustainable energy, greatly reducing utility costs and environmental impact, and the



brand new water heater adds to the home's efficiency. \* The standout-once-in-forever feature is the adjacent flag lot with a concrete driveway and a multitude of options for development of additional living space or rental income. There is a large old pump-house shed on the flag lot, but nothing else. \* Claremont Village is just 1 mile away, offering a variety of shopping, dining, and cultural experiences. And the renowned Claremont Colleges are easily accessible, making this location ideal for students, faculty, staff, and those who appreciate a vibrant educational community. \* The prime location of this two-lot combo makes it the standout choice for discerning buyers seeking comfort, convenience, and potential.

Built in 1963

### **Essential Information**

MLS® #	PW25016309
Price	\$969,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,593
Acres	0.32
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Richard Crawford
Listing Office	BHHS CA Properties

### **Community Information**

Address	454 Guilford Avenue
Area	683 - Claremont

Subdivision	N/A
City	Claremont
County	Los Angeles
Zip Code	91711

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, RV Access/Parking, On Street
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, RV Access/Parking, On Street
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior	Drywall, Stucco
Exterior Features	Barbecue
Lot Description	Cul-De-Sac, Front Yard, Level, Rectangular Lot, Flag Lot
Windows	Double Pane Windows
Roof	Composition
Construction	Drywall, Stucco
Foundation	Slab

### **Interior**

Interior	Vinyl
Interior Features	Central Vacuum, Separate/Formal Dining Room, All Bedrooms Down, Primary Suite, Stone Counters, Sunken Living Room
Appliances	Dishwasher, Electric Oven, Disposal, Dryer, Washer, Electric Cooktop, Vented Exhaust Fan, Water Heater
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Gas Starter, Raised Hearth
# of Stories	1
Stories	One

## School Information

District	Claremont Unified
Elementary	Call District
Middle	Call District
High	Call District

## Additional Information

Date Listed	March 1st, 2025
Days on Market	7
Zoning	CLRS8000*
Short Sale	N
RE / Bank Owned	N

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