

# \$999,888 - 426 Avenida Presidio, Walnut

MLS® #PW25070697

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**\$999,888**

3 Bedroom, 2.00 Bathroom, 1,521 sqft  
Residential on 0 Acres

N/A, Walnut,

This elegant and extremely functional true single-story gem embodies all the qualities one would hope for in a traditional Southern California style home. Dont miss EXCELLENT WALNUT SCHOOLS! The drought tolerant landscape, clean elevation, and spacious side yard set the tone from the street for this well-manicured and maintained gem. Enter through double hard wood front doors into a spacious entry, framed with upgraded hardwood floors, custom base and crown, and warm designer paint colors. Entry leads to a wide open and functional living room/dining room combo complete with cathedral ceilings, stone surround fireplace with custom hardwood mantle, oversized windows and sliders, and recessed cans. This room is flooded with natural light giving it a warm and cozy feel. The dining room enjoys a large slider opening to the peek a view back yard and lending well to indoor outdoor California style living. Kitchen is expertly appointed with custom stained shaker cabinets, granite counters, stainless steel appliances, bar top seating peninsula, recessed cans, and easy serving access to the dining room, kitchen nook and quaint family room. The family room is front loaded in an open concept with the kitchen. This lends itself perfectly for gathering while the kitchen is in use. Bedrooms are spacious and boast complete privacy from the custom plantation shutters. Carpet finished floors and upgraded baseboards give these rooms an inviting feel. Hall bath is recently



renovated with custom single sink cabinet, stone counters, walk in shower w/ bench seating, upgraded lighting and plumbing fixtures, and nice natural light. The primary bedroom is huge with plenty of room for a King Size bed, slider for easy backyard access, cosmetic hutch, walk in closet, chair rail carpentry, and multi tone crisp wall paint. The primary bath is also renovated with custom cabinets, upgraded lighting and plumbing fixtures, walk in shower w/ stone surround, seamless glass enclosure, and custom soap niche. Backyard is simple and utilitarian with a nicely finished patio cover, plenty of concrete patio space, drought tolerant landscape and POSSIBLE RV side access. Enjoy scenic peek a views while enjoying the spacious lounge area of the patio! This yard screams opportunity! Other great features include double pane vinyl windows, attached 2 car garage w/ storage, mature landscape, drip irrigation, highly sought after community, great schools, parks, and so much more. Call immediately for details.

Built in 1977

### **Essential Information**

MLS® #	PW25070697
Price	\$999,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,521
Acres	0.18
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Bungalow
Status	Closed
Listing Agent	Stephen Thomas

Listing Office Thomas Real Estate Group

## Community Information

Address 426 Avenida Presidio  
Area 668 - Walnut  
Subdivision N/A  
City Walnut  
County Los Angeles  
Zip Code 91789

## Amenities

Utilities Cable Available, Natural Gas Available, Electricity Available, Phone Available, Water Available  
Parking Spaces 2  
Parking Garage Faces Front, Garage, Door-Single  
# of Garages 2  
Garages Garage Faces Front, Garage, Door-Single  
View Peek-A-Boo  
Pool None

## Exterior

Lot Description Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinkler System, Yard, Garden, TwoToFiveUnitsAcre  
Roof Composition  
Foundation Slab

## Interior

Interior Carpet, Wood  
Interior Features Breakfast Bar, Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Primary Suite, Cathedral Ceiling(s), Main Level Primary  
Appliances Dishwasher, Gas Cooktop, Gas Oven, Range Hood  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

## School Information

District	Walnut Valley Unified
Middle	Suzanne
High	Walnut

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	5
Zoning	WAR17200*
Short Sale	N
RE / Bank Owned	N

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