

# **\$848,000 - 740 N Delancey Ave, San Dimas**

MLS® #PW25219193

**\$848,000**

4 Bedroom, 2.00 Bathroom, 1,562 sqft

Residential on 0 Acres

N/A, San Dimas,

Located in a highly desirable San Dimas neighborhood, this property offers an estimated 1,500+ sq ft of living space on a generous nearly 8,000 sq ft lot. While the home itself is in need of updating, it provides a blank canvas for buyers to bring their vision to life.

The layout includes spacious living areas and multiple bedrooms, making it flexible for a variety of uses. With its sizable lot, the property also presents excellent potential for an ADU (Accessory Dwelling Unit) ideal for extended family, rental income, or a private guest retreat. The backyard offers plenty of room for outdoor living, entertaining, or expansion, making it a standout feature for those looking to maximize the space.

Situated on a peaceful residential street, the home is just minutes from shopping, dining, award-winning schools, and local parks. Convenient freeway access allows for an easy commute to Pasadena, Downtown LA, and surrounding areas. For buyers seeking a property with strong upside potential in a prime San Dimas location, this home is an opportunity not to be missed.

San Dimas is known for its small-town charm, vibrant community events, and highly regarded schools, making this property not just a house, but a place to create memories and enjoy Southern California living at its best.



Built in 1963

## Essential Information

MLS® #	PW25219193
Price	\$848,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,562
Acres	0.18
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Stephanie Gutierrez
Listing Office	HT Real Estate Investments Inc

## Community Information

Address	740 N Delancey Ave
Area	689 - San Dimas
Subdivision	N/A
City	San Dimas
County	Los Angeles
Zip Code	91773

## Amenities

Utilities	Sewer Connected, Water Available, Water Connected, Sewer Available
Parking Spaces	2
Parking	On Site
# of Garages	2
Garages	On Site
View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Foundation	Slab

## Interior

Interior	Concrete
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Down
Appliances	Gas Cooktop, Gas Oven, Gas Range, Range Hood, Dryer, Washer
Heating	Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, See Remarks
# of Stories	1
Stories	One

## School Information

District	San Dimas
Elementary	Allen
Middle	Ramona
High	Bonita

## Additional Information

Date Listed	September 22nd, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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