

# **\$1,175,000 - 2805 Rio Claro Drive, Hacienda Heights**

MLS® #SB25050425

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## **\$1,175,000**

4 Bedroom, 2.00 Bathroom, 2,262 sqft  
Residential on 0 Acres

N/A, Hacienda Heights,

Absolutely adorable, 4 bedroom, 2 bath, one level pool home is situated on a cul-de-sac! Having been tastefully upgraded and beautified by long term owners of 49 years, this light and bright family home boasts a highly desirable floor-plan. Upon entry you will be greeted by a large living room, new plank style laminate flooring, a brick fireplace, and an abundance of windows creating so much natural light & warmth! To the left of the entryway is a large dining area, PLUS an additional family room featuring its own brick fireplace! French doors off of both the living room AND the family room open up to an additional living space, which is perfect for a personal workout area, multiple offices, play room for the kids, or additional space for entertaining! Beautifully upgraded kitchen with new quartz countertops, appliances, deep sink, faucet & hardware! In addition, both bathrooms have been upgraded with similar countertops, sinks, hardware and finishes, creating a harmonious flow with the kitchen. Throughout the home, you will find new attic insulation, flooring, baseboards, recessed lighting, door handles, and hardware, allowing for complete uniformity. Here you will find an abundance of storage space. Backyard sanctuary is perfect for social gatherings and family time! The swimming pool and spa are easily accessible from multiple access points inside the home. This home has so much positive energy, making it a must see!!



Built in 1963

**Essential Information**

MLS® #	SB25050425
Price	\$1,175,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	2,262
Acres	0.23
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Hady Chahine
Listing Office	Estate Properties

**Community Information**

Address	2805 Rio Claro Drive
Area	631 - Hacienda Heights
Subdivision	N/A
City	Hacienda Heights
County	Los Angeles
Zip Code	91745

**Amenities**

Parking Spaces	2
Parking	Garage, Door-Single
# of Garages	2
Garages	Garage, Door-Single
View	None
Has Pool	Yes
Pool	In Ground, Private, Gas Heat, Heated

**Exterior**

Lot Description	ZeroToOneUnitAcre, Lawn, Landscaped
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**Interior**

Interior	Laminate
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Interior Features	Quartz Counters, Bedroom on Main Level, Main Level Primary, Attic
Appliances	Dishwasher, Freezer, Gas Cooktop, Gas Oven, Gas Water Heater, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Hacienda La Puente Unified
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### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	6
Zoning	LCRA10000*
Short Sale	N
RE / Bank Owned	N

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