

# **\$1,075,000 - 1325 Birchnell Avenue, San Dimas**

MLS® #SW25106885

**\$1,075,000**

3 Bedroom, 2.00 Bathroom, 2,018 sqft

Residential on 0 Acres

N/A, San Dimas,

Fully upgraded single story POOL/SPA home in Prime Location with a brand new roof and almost too many updates to list! Discover your dream home in this beautifully appointed 3 bed, 2 bath property, spanning 2,018 sq ft of luxurious living space. Recently updated from top to bottom, the heart of the home features a remodeled kitchen equipped with ample custom hardwood cabinetry, a large island with storage, bar top seating, Quartz countertops, a hidden microwave and trash compartments, upgraded appliances and opens to the family room and eating area â€“ perfect for entertaining. Lots of upgrades throughout; dual paned windows, plantation shutters throughout, new tankless water heater, new recessed LED lighting, inviting front door with dual sidelights, updated bathrooms with floating vanities, a large fully remodeled indoor laundry room with sink, extra storage and coffee, the list goes on! Both the living and family rooms are warm and welcoming, each boasting its own fireplace, creating ideal spaces for relaxation and family gatherings. How about your own bar room featuring new bartop with plenty of cabinets, classy liquor display cases, cozy XL fireplace and stone veneer walls! The primary bedroom is a true retreat, complete with a zero-edge super shower and a slider that opens directly to the backyard oasis. Step outside to an entertainerâ€™s paradise, where youâ€™ll find a gas fireplace and a fully equipped BBQ island with a fridge, set amidst a stunning pool



area with a Pebble-Tech pool/spa, waterslide, and rock waterfallâ€”your own private resort for year-round enjoyment! The transformation of one bedroom into a dream closet showcases the versatility of this home (easily converted back if desired). Located on a desirable street and within walking distance to Sutherland Elementary School, zoned for Glendora High and minutes from Glendora Country Club this clean, move-in-ready home combines comfort, style, and convenience in a family-friendly community.

Built in 1962

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SW25106885              |
| Price          | \$1,075,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,018                   |
| Acres          | 0.18                    |
| Year Built     | 1962                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Mediterranean           |
| Status         | Closed                  |
| Listing Agent  | Wallace Emerson         |
| Listing Office | Century 21 Masters      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1325 Birchell Avenue |
| Area        | 689 - San Dimas      |
| Subdivision | N/A                  |
| City        | San Dimas            |
| County      | Los Angeles          |
| Zip Code    | 91773                |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4  |
| # of Garages   | 2  |
| View           | Mountain(s), Neighborhood, Panoramic   |
| Has Pool       | Yes  |
| Pool           | Gas Heat, Pebble, Private  |
| Security       | Carbon Monoxide Detector(s)  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Awning(s), Barbecue   |
| Lot Description   | Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System |
| Windows           | Double Pane Windows, Plantation Shutters                                    |
| Roof              | Composition   |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Laminate, Tile   |
| Interior Features | Breakfast Bar, Ceiling Fan(s), All Bedrooms Down, Bar, Bedroom on Main Level, Block Walls, Breakfast Area, Built-in Features, Main Level Primary, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room, Storage, Wired for Sound |
| Appliances        | Built-In Range, Dishwasher, Microwave, Disposal, High Efficiency Water Heater, Tankless Water Heater   |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room, Family Room, Kitchen  |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

|          |                |
|----------|----------------|
| District | Bonita Unified |
|----------|----------------|

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | May 13th, 2025 |
| Days on Market  | 36             |
| Zoning          | SDSF7500*      |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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