

# **\$1,287,500 - 22735 Ironbark Drive, Diamond Bar**

MLS® #TR25021673

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## **\$1,287,500**

4 Bedroom, 2.00 Bathroom, 2,054 sqft

Residential on 0 Acres

N/A, Diamond Bar,

Welcome to a spacious one story 4 bed 2 bath home in South Diamond Bar within the Walnut Valley Unified School District. This home was originally 2054 sf but the owner has added a second story by building the attic out with an additional 200 plus sf. (no permits) which makes for an ideal bonus or game room. Total sf is now approximately 2300 sf. Excellent curb appeal and location. Walk to Chaparral middle school in less than 5 minutes! The lot is spacious and private with 12,615 sf. A large side yard will allow potential RV parking by adding a retainer wall. You can terrace the slope in the back yard to utilize the land or add an ADU. The covered front porch opens to a foyer with high ceilings in the living and dining rooms. A centrally located fireplace and a conversation pit provides for a cozy space to gather. The remodeled kitchen is open to the family room and boasts views to the back yard.

The primary bedroom w/vaulted ceilings is located at the back of the home with backyard views. New central air appx 4 years ago. The home was repiped with copper in 2019 for years of carefree living. Newer dual pane windows for energy efficiency! Maple Hill elementary and Diamond Bar High are highly desired. Diamond Bar's motto is "Country Living". Local parks and hiking trailheads are a short drive away, as are shopping centers.

Built in 1973

## **Essential Information**



MLS® #	TR25021673
Price	\$1,287,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,054
Acres	0.29
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Ty Courtney Wallace
Listing Office	Coldwell Banker Tri-Counties R

### Community Information

Address	22735 Ironbark Drive
Area	616 - Diamond Bar
Subdivision	N/A
City	Diamond Bar
County	Los Angeles
Zip Code	91765

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener, Concrete, Direct Access, Door-Multi, Garage Faces Front, RV Potential
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Concrete, Direct Access, Door-Multi, Garage Faces Front, RV Potential
View	Hills, Peek-A-Boo
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s), Fire Rated Drywall

### Exterior

Exterior	Drywall, Stucco, Frame
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Sprinklers Timer, Yard, Irregular

	Lot, Landscaped, Lawn, Sprinklers In Rear
Windows	Double Pane Windows, Custom Covering(s)
Roof	Composition
Construction	Drywall, Stucco, Frame
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Bedroom on Main Level, All Bedrooms Down, Dressing Area, Main Level Primary
Appliances	Dishwasher, Disposal, Microwave, Gas Range, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

## School Information

District	Walnut Valley Unified
Elementary	Maple Hill
Middle	Chaparral
High	Diamond Bar

## Additional Information

Date Listed	January 29th, 2025
Days on Market	64
Zoning	LCR18000*
Short Sale	N
RE / Bank Owned	N

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