

# \$1,249,800 - 1739 Shadehill Place, Diamond Bar

MLS® #TR25222454

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## \$1,249,800

4 Bedroom, 3.00 Bathroom, 2,334 sqft  
Residential on 0 Acres

N/A, Diamond Bar,

Welcome to 1739 Shadehill Place on the south side of Diamond Bar in the coveted Walnut Valley Unified School District. This residence was built by Presley Homes in 1978.

Comprising 4 bedrooms and 3 baths with a main floor bedroom and bathroom. Plus there is a large bonus room over the 3-car garage for a total of 2334 sf. Located on a quiet cul de sac lot with 7821 sf. There is plenty of room for a future pool and spa or an ADU.

The curb appeal and landscaping is beautiful with a Japanese garden theme. The double door entry opens to vaulted ceilings in the living room with a fireplace to warm the room. The dining room is adjacent to with access to the kitchen. The kitchen was updated from original with newer cabinets, tiled countertops, and appliances. There is a gas range with vented hood. The refrigerator is included.

The open family room views the kitchen and nook. A wet bar is ideal for entertaining, along with abundant cabinet storage. A sliding door from the family room opens to the back yard with a lush lawn and a covered patio- facing northwest. The downstairs bedroom and 3/4 bath with a walk-in shower are ideal for in-laws. Upstairs are 3 additional bedrooms and 2 baths. The secondary bedrooms share a full bath. A large bonus room sits over the 3 car garage. Boasting a wet bar and a private balcony with views of the front yard and cul de sac. The primary bedroom has views of the back yard and a bathroom with tiled countertops, twin sinks, and a tub/shower



combo. Back yard entertainment is easy with the large covered patio and lush lawn with automatic sprinklers. Walk to Diamond Bar High, which is about a mile away. Diamond Bar's motto is "Country Living". Make a visit and fall in love with all that Diamond Bar has to offer.

Built in 1978

### Essential Information

MLS® #	TR25222454
Price	\$1,249,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,334
Acres	0.18
Year Built	1978
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	1739 Shadehill Place
Area	616 - Diamond Bar
Subdivision	N/A
City	Diamond Bar
County	Los Angeles
Zip Code	91765

### Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	3
Parking	Direct Access, Driveway, Garage, Garage Door Opener, Concrete, Door-Multi,

	Door-Single, Driveway Level, Garage Faces Front
# of Garages	3
Garages	Direct Access, Driveway, Garage, Garage Door Opener, Concrete, Door-Multi, Door-Single, Driveway Level, Garage Faces Front
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Firewall(s)

## Exterior

Exterior	Drywall, Frame, Stucco
Lot Description	Back Yard, Front Yard, Landscaped, Sprinkler System, Yard, Corners Marked, Cul-De-Sac, Lawn, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Street Level
Windows	Blinds, Double Pane Windows, Custom Covering(s), Screens
Roof	Concrete
Construction	Drywall, Frame, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Balcony, Breakfast Area, Cathedral Ceiling(s), Separate/Formal Dining Room, Bedroom on Main Level, Dressing Area, Wet Bar
Appliances	Dishwasher, Disposal, Gas Range, Refrigerator, Range Hood, Water Heater, Dryer, Washer, Gas Oven, Vented Exhaust Fan, Water Softener, Water To Refrigerator
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Gas, Gas Starter
# of Stories	1
Stories	Two

## School Information

District	Walnut Valley Unified
Elementary	Evergreen
Middle	Chaparral
High	Diamond Bar

## Additional Information

Date Listed	September 22nd, 2025
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Days on Market 4

Short Sale N

RE / Bank Owned N

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