

\$695,000 - 1706 Grier Street, Pomona

MLS® #TR25240840

\$695,000

3 Bedroom, 1.00 Bathroom, 1,162 sqft
Residential on 0 Acres

N/A, Pomona,

Welcome to this beautiful Westmont neighborhood home with an unusually oversized lot of 11,672 sf. Possible lot split for investors looking to build a second home and generate substantial rental income. SB 9 possible allowing for a junior ADU, an ADU, and a Second Dwelling Unit. Buyer to confirm by doing their own due diligence. That's a possibility of 4 units in total. This is a corner lot home next to state land that is slated to be landscaped. This allows privacy with one less neighbor adjacent to you. The 71 freeway is going to be widened so actual development of Butterfield Rd and the vacant state-owned land is subject to change. The buyer should investigate. The front porch is covered, opening to a living room with a toasty fireplace and recessed lighting. The dual pane window views the front yard looking north. Adjacent the living room is a dining area with recessed lights and a transition to the kitchen. It is possible to remove the south dining room wall for a clear view to the kitchen, making for an open concept floor plan. the kitchen features a gas range and small nook at the south end, with a view to the back yard. An indoor laundry room is very convenient, with an exit door to the oversized back yard. Down the hallway is a full bathroom and 3 bedrooms. Dual pane windows, recessed lights, smooth texture ceilings throughout. In the back yard you have a 2 car detached garage and covered patio, storage shed and a large permitted 350 plus sf storage building at the



back side of the garage. There is easy freeway access to the 60 and 71, the 10 and 57 freeways are minutes away. This wonderful home is a short 10-minute drive to the Shoppes and Costco in Chino Hills, The Phillips Ranch shopping complex: with Walmart, Target, and a myriad of shops; or the Chino Spectrum. Westmont is a coveted Pomona neighborhood.

Built in 1947

Essential Information

| | |
|----------------|--------------------------------|
| MLS® # | TR25240840 |
| Price | \$695,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,162 |
| Acres | 0.27 |
| Year Built | 1947 |
| 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 | 1706 Grier Street |
| Area | 687 - Pomona |
| Subdivision | N/A |
| City | Pomona |
| County | Los Angeles |
| Zip Code | 91766 |

Amenities

| | |
|-----------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
|-----------|---|

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|----------------|---|
| Parking Spaces | 2 |
| Parking | Concrete, Door-Multi, Driveway, Driveway Level, Garage, Garage Faces Front, RV Access/Parking |
| # of Garages | 2 |
| Garages | Concrete, Door-Multi, Driveway, Driveway Level, Garage, Garage Faces Front, RV Access/Parking |
| View | None |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|--|
| Exterior | Frame, Stucco |
| Lot Description | Back Yard, Front Yard, Corners Marked, Irregular Lot, Landscaped, Street Level, Yard |
| Windows | Double Pane Windows |
| Roof | Composition, Shingle |
| Construction | Frame, Stucco |
| Foundation | Raised |

Interior

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|-------------------|---|
| Interior | Laminate, Vinyl |
| Interior Features | All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Recessed Lighting, Separate/Formal Dining Room, Unfurnished |
| Appliances | Disposal, Gas Range, Range Hood, Water Heater |
| Heating | Central, Forced Air, Natural Gas |
| Cooling | Wall/Window Unit(s) |
| Fireplace | Yes |
| Fireplaces | Living Room, Wood Burning |
| # of Stories | 1 |
| Stories | One |

School Information

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|------------|----------------|
| District | Pomona Unified |
| Elementary | Westmont |
| High | Garey |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 16th, 2025 |
| Days on Market | 39 |

Short Sale N

RE / Bank Owned N

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