

# **\$1,650,000 - 162 Acacia Avenue, Monrovia**

MLS® #WS25077144

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## **\$1,650,000**

4 Bedroom, 3.00 Bathroom, 2,875 sqft

Residential on 0 Acres

N/A, Monrovia,

Newly Improved Price! A Rare opportunity in North Monrovia at a Great Value. Beautiful and spacious California Ranch-style home located in the highly desirable, tree-lined neighborhood of North Monrovia! Bright and airy home features 4 bedrooms, 3 bathrooms, has an open floor plan with a generous living area of 2,875 sq ft. and a spacious lot of 8,662 sq ft. Step inside and youâ€™ll immediately appreciate the inviting layout, starting with a formal living room featuring elegant ceiling moldings, a charming fireplace, and bay windows with plantation shutters that let in natural light and offer a peaceful view of the landscaped front yard. The heart of the home is the open kitchen and dining area, which boasts wood cabinetry, tile countertops, newer flooring and new appliances. The spacious family room is perfect for gatherings and entertaining, complete with a cozy electric fireplace, and sliding French doors that lead out to the covered patioâ€”ideal for relaxing or hosting guests year-round. All bedrooms are thoughtfully placed, and the dedicated laundry room area offers convenience and practicality. The property sits on a generous lot and features a wrought iron gated driveway that runs the full length of the home to a detached garage, offering both privacy and curb appeal. Enjoy stunning mountain views, a majestic 200-year-old pine tree, and your very own citrus trees in the backyard. This is the perfect opportunity to own a home in one of Monroviaâ€™s most sought-after



communities. Ideally located near parks, shopping, supermarkets, and Old Town Monrovia. A true gem - This is a great opportunity and a Must See!

Built in 1948

**Essential Information**

MLS® #	WS25077144
Price	\$1,650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,875
Acres	0.20
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Helen Ngo
Listing Office	eXp Realty of California Inc

**Community Information**

Address	162 Acacia Avenue
Area	639 - Monrovia
Subdivision	N/A
City	Monrovia
County	Los Angeles
Zip Code	91016

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Driveway, Garage
# of Garages	2
Garages	Concrete, Driveway, Garage
View	Neighborhood, Mountain(s)

Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Brick, Plaster, Stucco
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Landscaped, Level
Windows	Plantation Shutters, Bay Window(s), Double Pane Windows
Roof	Composition, Asphalt
Construction	Brick, Plaster, Stucco
Foundation	Raised, Slab

## Interior

Interior Features	Separate/Formal Dining Room, Open Floorplan, Main Level Primary, Attic
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	One, Two

## School Information

District	Monrovia Unified
Elementary	Mayflower
Middle	Clifton
High	Monrovia

## Additional Information

Date Listed	April 17th, 2025
Days on Market	92
Zoning	MORL*
Short Sale	N
RE / Bank Owned	N

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