

# Hamptons

INTERNATIONAL



**309 S Alta Vista Ave, Monrovia, CA 91016**

5 🏠 2 🚗

**£1,300,000**

**(\$1,748,000)**

## Property details



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### Key features

- **Sewer: Public**
- **Cooling: Central A/C**
- **Garage Count: 4 Car Garage**
- **Water: City Water**
- **Special Program: Global Luxury**

### Attributes

- 🏠 **Garage**
- 🚗 **Private parking**

## Description

Fantastic two-on-a-lot duplex offering versatility, value and income potential-ideal for owner-users, investors, or multi-generational living. Located in the picturesque town of Monrovia-close to schools and the vibrant downtown area with dining and shopping. The front home (built 1924) features 2 bedrooms and 1 bathroom, while the rear home (built 1995) offers a 3 bedroom, 2 bathroom layout. Both residences have been tastefully redone with remodeled kitchens and bathrooms and many more upgrades. Each home includes private gated patios perfect for relaxing or entertaining, new landscaping and a 2-car garage, providing ample parking and storage. With separate living spaces and thoughtful improvements throughout, this property is ideal for living in one and renting the other or adding a turnkey asset to your investment portfolio. A rare opportunity to own a move-in ready dual-resident property with excellent flexibility and income potential-don't miss it!









CRMLS





















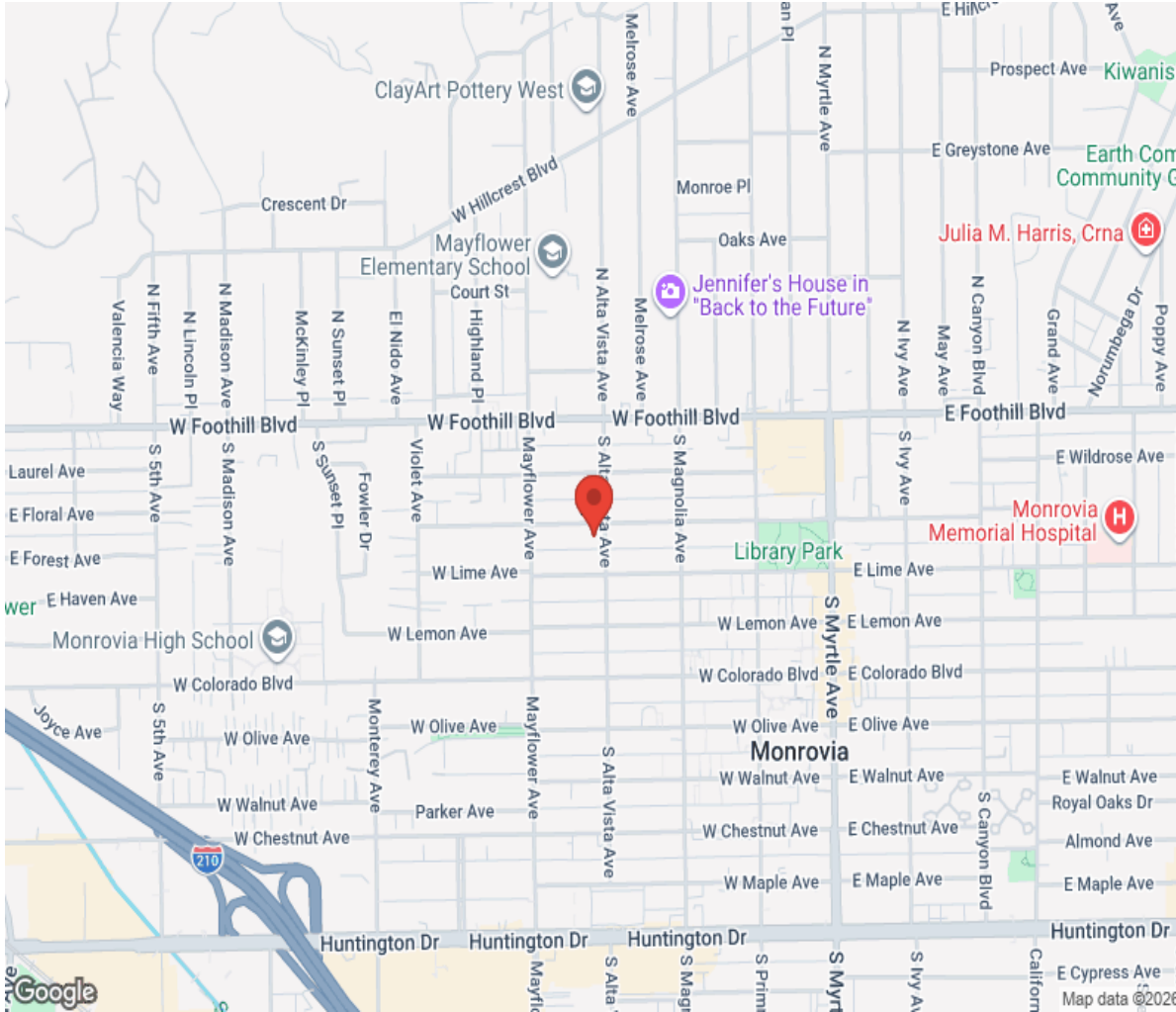








# Location



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