

Hamptons

INTERNATIONAL



156 W Arthur Ave, Arcadia, CA 91007

4  2 

£1,280,000

(\$1,688,000)




Property details



Key features

- **Garage Count: 2 Car Garage**
- **Sewer: Public**
- **Pool Description: Pool**
- **Cooling: Central A/C**
- **Water: City Water**

Attributes

-  **Swimming pool**
-  **Garage**
-  **Private parking**

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Description

This Classic Mid-Century ranch style home is located on a quiet tree-lined street in the Arcadia School District. Situated on a corner lot with no neighbor across the street, it enjoys a special privacy unattainable by most other properties. The first impression you get when you embark through the formal entry and into the great room is of gleaming hardwood floors and natural light streaming through the windows. Plantation shutters, built-in wood cabinets and the heavy wood mantel over the stone fireplace accent the expansive room that can be used for both formal living and dining. The activity center, though, is the spacious kitchen that boasts abundant storage within hardwood cabinets, unending countertop space for food prep and two more eating areas - the nook with its bay window and the breakfast bar. Beyond this peninsula is the inviting family room with its own fireplace, wood beam ceiling and access to the back porch and pool through wide sliding glass. Sit on the porch under the overhanging roof that shades you from the south sun and gaze over your glistening pool and spa surrounded by Meyer lemon and orange trees and privacy-protecting trees. Or just dive right into the heated pool or relax in the spa. From the patio you can also enter the two-car garage with built in storage as well as the kitchen and half bath via the laundry/utility room. All four bedrooms are down the hall to the left of the entry. All have newly refinished hardwood floors, large closets and huge windows. The primary bedroom is at the very end and sports a huge, cedar-lined walk-in closet and ensuite bath with soaking tub/shower, dual basins and a linen and accessories storage cabinet. The other bedrooms share the hall bath with standalone shower. More storage closets line the hallway where the HVAC that provides central heat and air is also located. Most rooms have ceiling fans with lights for ambient cooling/lighting. There is additional parking in the driveway in front of the garage. The house has a newer shingle roof as well as easy access to shopping, freeways and public transportation. Underlying all of the location assets are the Arcadia Blue Ribbon schools. It's been a wonderful home for the same family for over 40 years - now it's all ready for a new owner to enjoy!









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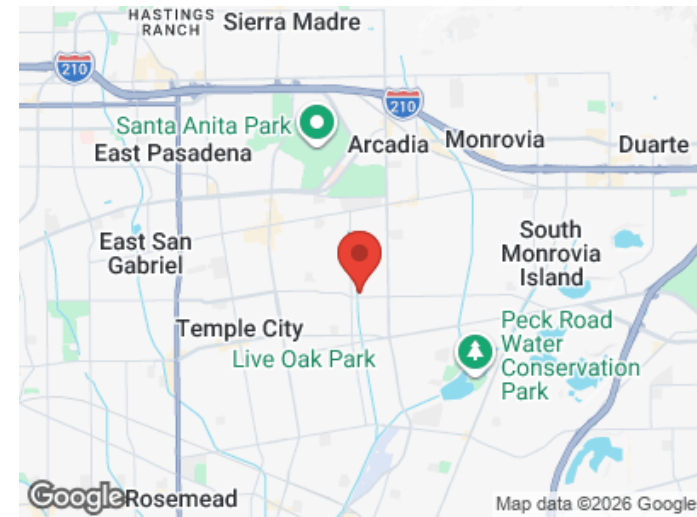
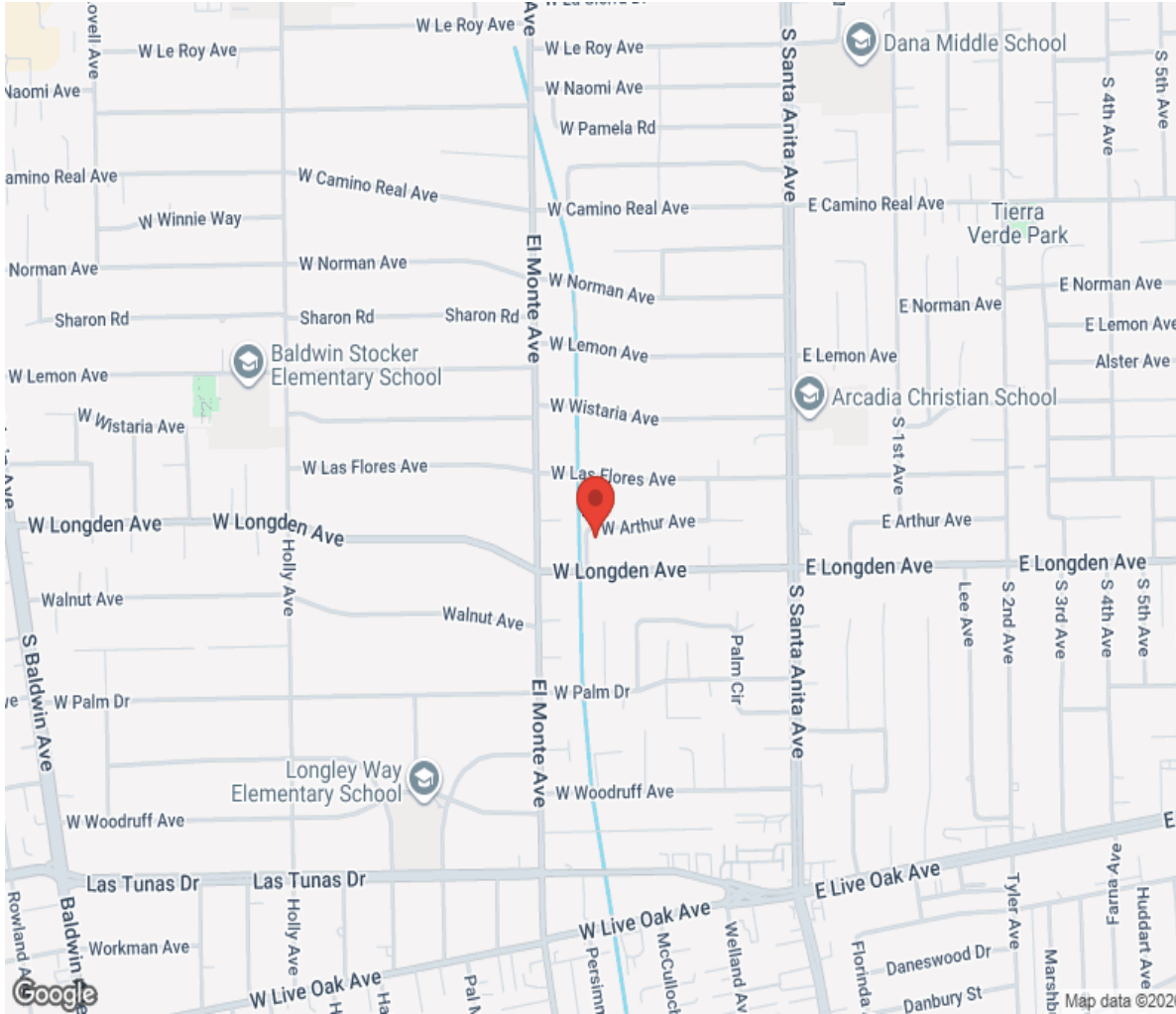
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Location



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