

# Hamptons

INTERNATIONAL



**91006, CA**

4  4 

**£1,350,000**

**(\$1,800,000)**

## Property details



### Key features

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

### Attributes

-  **Swimming pool**
-  **Garage**

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## Description

Welcome to this charming and beautifully maintained home in the highly sought-after city of Arcadia, celebrated for its award-winning school district. Nestled on a generous 9,139 sq ft lot, 1240 Ninth Avenue offers 4 spacious bedrooms, including 2 en-suite bedrooms, 4 bathrooms, and approximately 2,018 sq ft of comfortable living space designed for both relaxation and entertaining. Built in 1968 and thoughtfully cared for throughout the years, this inviting residence blends timeless character with modern comforts. As you step through the front door, you are welcomed into a bright formal living room and a cozy family room featuring a beautiful fireplace and a charming Harry Potter-inspired staircase that adds warmth and personality to the home. The heart of the home is the designer kitchen, complete with a dining area, premium Thermador appliances, a Sub-Zero refrigerator, quartz countertops, and elegant hardwood flooring. The open flow between the kitchen, dining, and living spaces creates the perfect setting for family gatherings, holiday celebrations, or quiet evenings at home. The home features four generously sized bedrooms, including two private en-suite bedrooms with their own bathrooms, offering comfort and flexibility for family members or guests. Large closets and abundant storage add to the home's functionality and convenience. Step outside into your own private backyard retreat, where a sparkling swimming pool and spa invite you to relax and enjoy the California sunshine. Whether hosting weekend gatherings or simply unwinding after a long day, the outdoor space offers a peaceful setting to enjoy beautiful sunsets and year-round indoor-outdoor living. Additional highlights include an attached two-car garage and a fully paid-off solar power system, providing energy efficiency and long-term savings. This special home offers comfort, privacy, and warmth in one of Arcadia's most desirable neighborhoods - a wonderful opportunity to create lasting memories for years to come.









CRMLS

























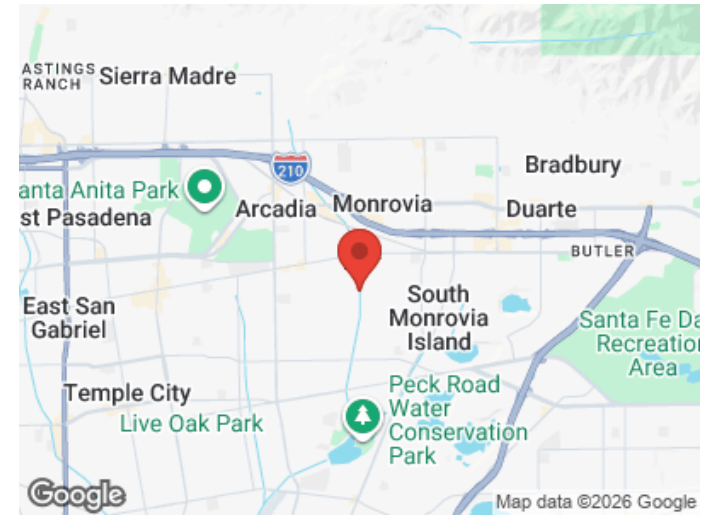
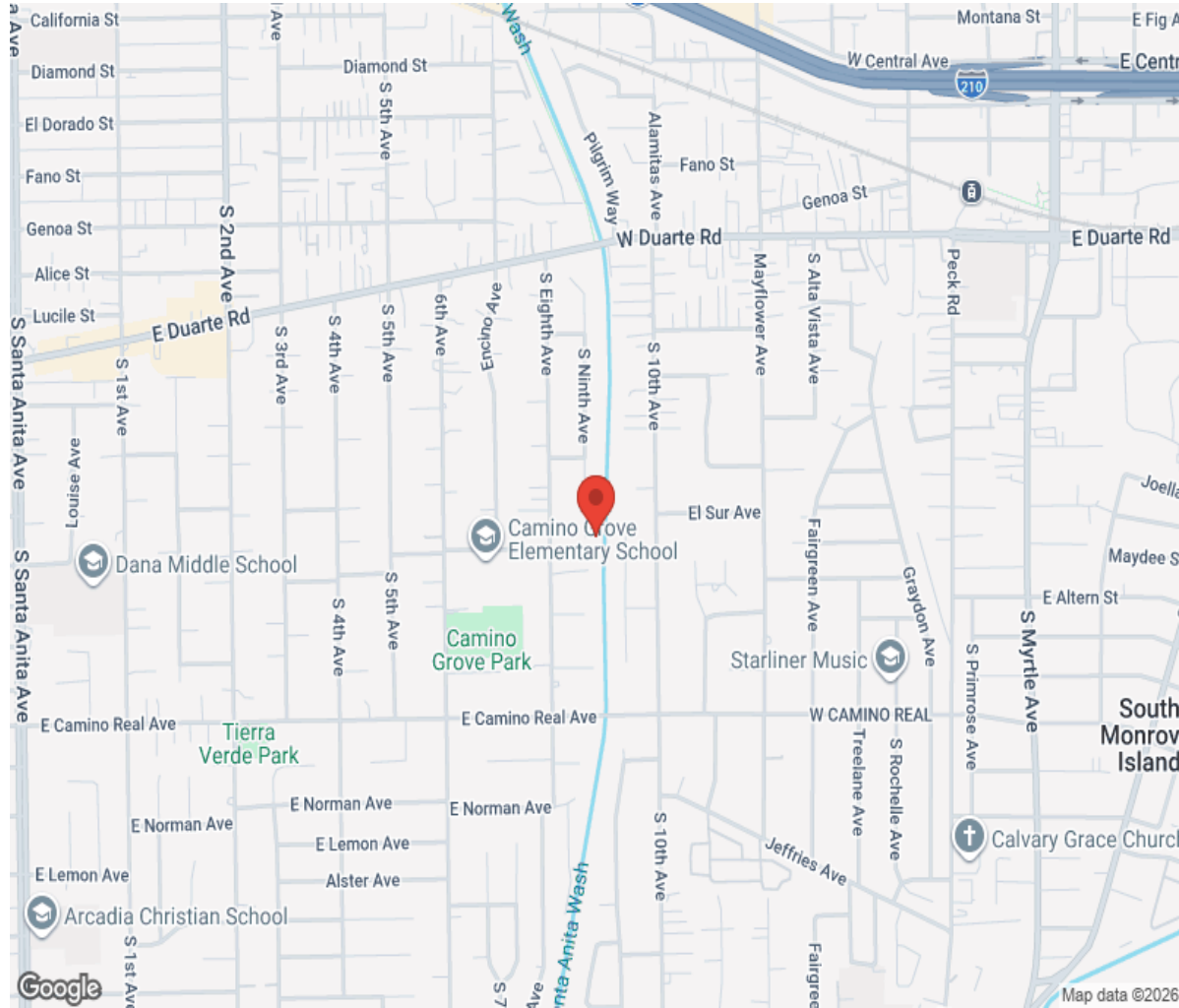








# Location



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