



# Welcome Home!

833 Forestdale Avenue, Glendora, CA 91740

## \$750,000

Bedrooms: 3  
 Bathrooms: 1.5

### EXTRAS:

- Central Air
- Patio
- RV Access/Parking
- Living Space: 1,334 sq ft
- Lot Size: 8,304 sq ft



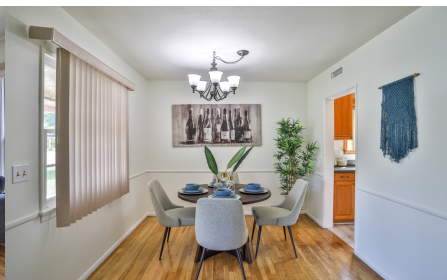
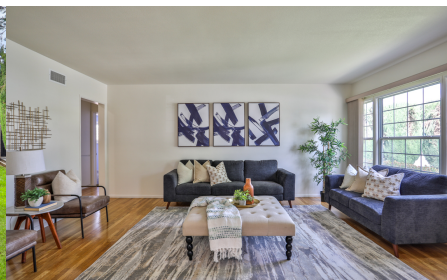
Caleb Hanson

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## Property Description

Check out this charming home on a large lot in the acclaimed Glendora Unified School District! Think of the memories you can make in the spacious living room with its classic hardwood floors and abundant natural light. Cook up great meals in the kitchen, where recessed lights make it easy to see, Corian counters provide plenty of prep space, and well-planned cabinets keep you organized. You'll love the kitchen's brand new, durable, easy-to-clean, and attractive vinyl-plank flooring. So nice! All the bedrooms have brand new carpet too! The primary/largest bedroom is attached to a smaller bedroom, which is perfect for a home office or den. It also has a private sliding door to the patio. With newer central air and heat, you'll stay comfortable inside year-round. The laundry connections are conveniently located inside so you don't have to lug laundry to the garage. Grill, chill, and relax on the large, concrete patio. If you need space for parking an RV, boat, or extra cars, this is the perfect place for you. The gated driveway is about 90' long in addition to the 2-car garage. With one of the largest lots in the neighborhood, it's about 53' from the back of the garage to the back fence, which means you can host backyard gatherings, have lots of room to play, or build an ADU with its own yard while still having a yard for yourself. Automatic sprinklers help keep the front lawn healthy even when you're busy or out of town. The sellers also own the adjoining property and are planning to install a wood fence along the property line (along the edge of the concrete) from the gate to the garage and then a chain-link fence from the garage to the back edge of the lot. If the buyer would like to upgrade the fence, the sellers will credit to the buyer the money allocated for fencing. Easy access to the 210 freeway via Grand Avenue means less time driving and more time enjoying life! Stanton Elementary is conveniently located just around the corner, and you can eat, shop, work out at the gym, attend college, and catch a movie all within one mile. Welcome to a great home for a great life!



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