



Beautiful Walnut / Diamond Bar Home!

1522 Dab Court, Walnut, CA 91789



\$1,410,000

🛏 Bedrooms: 3
🚿 Bathrooms: 2.5

EXTRAS:

- Living Space: 2,590 sq ft
- Lot Size: 13,044 sq ft

Property Description

Dreams come true and make this your TWO STORY HOME - with many amenities and over \$200,000 in UPGRADES! This beautiful cul-de-sac home with a 15' flagpole and magnolia tree is situated in a coveted neighborhood with great Diamond Bar/Walnut schools. Home includes various warranties (roof, windows and more) documents in a binder for the next owner. Roof was recently replaced in 2018 & gutters added for drainage, newer HVAC (air conditioner and heater) & Quiet Cool 2-speed whole house fan. Throughout the house are newer double-pane Anlin argon gas windows for sun protection. The backyard is encompassed around a sparkling HEATED Salt Water Quartz 6' deep Play POOL & SPA (with newer quartz, tile, and updated pump/filter). Enter the double front doors into a spacious formal living room / dining area with a wood staircase and recessed lighting throughout. Downstairs are neutral tile floors and high ceilings. There are two full bathrooms upstairs and one powder room downstairs. Kitchen features a breakfast counter, granite countertops, GE Profile gas stovetop, over-the-range microwave, GE Profile dual oven, and new dishwasher. The adjoining family room has a custom refinished gas fireplace & wet bar with granite countertop. ALL Bedrooms are UPSTAIRS only and consist of THREE bdrms and a FOURTH bonus room featuring a wet bar and gas fireplace used as a retreat / lounge. Master bedroom has a Jacuzzi Primo Whirlpool Tub with built-in electric heater, walk in shower with bench, dual sinks, sit down vanity area, and a walk-in closet. Low maintenance yard - System Pavers artificial TURF to conserve water in front and back yards, 9 palms trees, drip lines, pavers, 7 outdoor pineapple light fixtures and multiple custom System Pavers outdoor pergolas, 3 outdoor park light poles with additional outdoor lighting, Surround sound speakers for music, and plenty of room for small or large gatherings. Natural gas pool heater and line for a BBQ. Three car garage features a solar fan in the roof (ventilation), 2019 hot water heater, and smart garage door openers. Yard is enclosed with block walls for pets/privacy and an extended RV gate to allow for more access to the backyard. Extra bonuses include a 2017 Sycamore 6 person jacuzzi hot tub, custom Tuff shed, two Heartland side sheds, 2018 Whirlpool Direct Steam front loader Washer and natural gas Dryer on pedestals, and more. Hurry - make us an offer we can't refuse and be the proud third owner!



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