

La Verne, CA 91750

1838 Via Arroyo

www.1838viaarroyo.com

\$1,198,500

Beds
4

Baths
3

Home Size
1,949 sqft

Lot Size
11,394 sqft

Type
Single Family

Parking
3 spaces



IMPECCABLY MAINTAINED NORTH LA VERNE HOME WITH VIEWS

This truly one-of-a-kind, this exceptional home offers panoramic canyon views nestled in the prestigious North La Verne foothills within an award-winning school district. Enter through a custom iron front door with decorative grid window into a spacious open floor plan designed for both comfort and entertaining. The formal living and dining rooms feature soaring ceilings, abundant natural light through upgraded dual-pane windows with marginal v-groove detailing, and elegant custom wall molding throughout.

The fully remodeled dream kitchen is appointed with high-end cabinetry, roll-out drawers, oversized granite & quartz countertops, arabesque backsplash, stainless steel appliances, and Saltillo-style tile flooring. Upstairs, the luxurious primary suite offers vaulted ceilings, breathtaking canyon views, abundant natural light, and a beautifully remodeled bathroom complete with a soaking tub and walk-in shower. An attached office/den with a closet offers the flexibility to easily convert into a fourth bedroom.

The inviting great room showcases a natural gas stone fireplace and custom glass doors, while the spacious laundry room features built-in cabinetry, a deep sink, and additional storage. Step outside into an incredibly peaceful and private backyard oasis featuring unobstructed canyon views and direct access to hiking trails. Designed for entertaining, the backyard includes a fully equipped BBQ island and multiple areas to relax and enjoy the surrounding nature. This home also offers a woodland patio, perfect for a secluded hot tub or al fresco dining.

Additional highlights include a spacious three-car garage. Ideally located across from Marshall Canyon's renowned hiking and biking trails, and just moments from the scenic greenbelt trail with streams and ducks leading to Oak Mesa Elementary School and Heritage Park.



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