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INTERNATIONAL REALTY

Geoff@GeoffHamill.com Presents... An Impressive Historic Fieldstone Home in a Rural Coun

705 East Miramar Avenue, Claremont, CA 91711

\$1,180,000

🛏 Bedrooms: 6  
🚿 Bathrooms: 4

**EXTRAS:**

- Living Space: 2,445 sq ft
- Lot Size: 21,685 sq ft



Geoff Hamill  
CalDRELic# 00997900

📞 909-621-0500

## Property Description

Enjoy the picturesque setting sited near the Claremont foothills and wilderness park. Enjoy the tranquil sounds of nature.

First time on the open market in over 80 years, since 1941!! One-of-a-kind Ranch style former grove house is adorned with exposed adzed rafters, built from uncoursed fieldstone masonry, plus painted board-and-batten siding. The residence was designed and built by Clyde Hellman circa 1929-1934, for his family. Additional long time prominent residents included the Forbes and the Pierson families. The impressive bedroom wing was designed and built by William Manker.

The residence has 5 or 6 bedrooms, a study, 4 bathrooms, kitchen with eating area and inside laundry, a breathtaking generous sized living room with vaulted beamed ceilings and a handsome wood burning fieldstone fireplace. Some of the interior details include adzed beamed vaulted ceilings and adzed oak plank, wood pegged flooring. Loads of cabinetry, craftsman woodwork, and abundant storage throughout the sprawling floor plan. Central air conditioning and forced air heating.

Sited on an expansive deep & wide oversized lot of approx. 1/2 acre, with plenty of room for a guest house, ADU, additional structures, car collectors garage, tennis/sports court, etc. The picture perfect grounds includes a detached garage, RV/Boat parking galore, numerous mature fruit trees and magnificent rock formations - all harmonizing with the rural surroundings. Coveted Chaparral Elementary School district.

Property is listed on the Historic register, which may have benefits for Mills Act property tax savings. The property may possibly be zoned for horses and other animals (please check with the City of Claremont for details).

Seller will offer Buyer a 1-year home warranty plan.

For more information or a private viewing, please contact Listing Agent Geoff Hamill directly via Geoff@GeoffHamill.com or (909) 621-0500. Geoff also has access to additional "Coming Soon", "Off Market", "Pocket", "Silent", and "Whisper" listings that are not found in the MLS or other websites. Thank you.



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