



Welcome Home!

1622 South Banna Avenue, Glendora, CA 91740

\$700,000

Bedrooms: 3
 Bathrooms: 1.75

EXTRAS:

- Bonus Room
- Central Air
- RV Access/Parking
- Living Space: 1,429 sq ft
- Lot Size: 5,141 sq ft



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Property Description

Check out this sweet home located at the end of a quiet cul-de-sac in the Charter Oak part of Glendora! Make great memories visiting with loved ones in the large living room. Cook up a delicious meal in the upgraded kitchen, featuring beautiful quartz counters, stainless steel appliances, a built-in cooktop, and a built-in oven. The indoor laundry room right off the kitchen simplifies staying on top of laundry, since you can start a meal and a load of wash one after the other easily. Ceiling fans, central A/C, and central heat will keep you comfortable year-round. Enjoy peace of mind knowing that the furnace and air ducting were replaced less than 2 years ago and a brand-new roof was just installed. A no-step entry from the garage to the inside is perfect for those who need easier access. The breezeway between the garage and the house was converted to a bonus room that is approximately 185 square feet. It's perfect for a game room, home gym, or home office. City of Glendora does not show any permits on file for this space. The permitted living space is 1,244 square feet. The carpet is older, but the sellers are open to increasing the sale price and providing a carpet/flooring allowance so the buyer's preferred flooring can be financed into the deal. You'll love the convenience of the motorized garage-door opener and having direct access to the garage for loading and unloading people and groceries. The long driveway has plenty of room for 6 to 8 cars or a combination of RV, toys, and cars. The driveway is gated for added security. Enjoy some outdoor fun at Gladstone Park, Charter Oak Park, Lone Hill Park, or the South Hills hiking trails. They're all within 5 minutes' drive, per Google. Everything you need is conveniently nearby, with multiple grocery stores, Costco, Walmart, Target, the AMC theater, 24-Hour Fitness, Glendora Public Market, and a wide array of other stores and restaurants all less than 10 minutes away, per Google. Make sure you check out the 3D virtual tour. Welcome home!



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