

Wheeler
Steffen | Sotheby's
INTERNATIONAL REALTY

Geoff@GeoffHamill.com presents "MAGNIFICENT "WHEELER/NAFTEL" CLAREMONT FOOTHILL

2275 Forbes Avenue, Claremont, CA 91711

\$1,200,000

🛏 Bedrooms: 4
🛀 Bathrooms: 3

EXTRAS:

- Living Space: 2,334 sq ft
- Lot Size: 22,591 sq ft



Geoff Hamill
CalDRELic# 00997900

📞 909-621-0500

Property Description

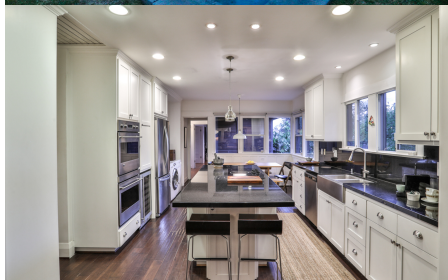
Originally built circa 1918, this unique original "grove home" rests peacefully behind tall hedges on private tranquil grounds of over 1/2 acre. This house is part of Claremont history, having been formerly owned by the Wheeler and Nafel families.

Renovated & Redesigned floor plan in 2007 by Wheeler & Wheeler Architects, A.I.A. Four sizable potential bedrooms & three baths (one added & two remodeled). Open living room & dining room with fireplace plus striking wood floors and large front picture window. Impressive renovated kitchen featuring center cooking island, granite countertops, custom cabinets & upgraded appliances / Breakfast nook with large corner window. Private office room with built-in cabinets & desk. Bryant Deluxe Quiet high Efficiency Evolution Zone Control, Air purifier and Cooling System with Prefect Air Cleaner, newer ducts and U/V light system. Newly installed upgraded wireless high tech security system on the property. Other quality improvements include a newer roof tune up, upgraded electrical, original wood floors, whole house fan, tankless water heater, smooth ceilings & recessed lighting. Small cellar basement.

Grounds include an oversized two car carport with storage room. Sited on an expansive 1/2 acre lot (22,590 Sq.Ft. per public record). Huge rear yard features a salt water pool with spill-over spa, Trex deck, various fruit & citrus trees, large garden area & much more. Plenty of room to build a guest house, ADU, additional structures, etc. Sought-after Condit Elementary School / Parks and Thompson Creek wilderness hiking/walking trails nearby.

Drive by this magnificent property and Contact Geoff Hamill today as this home will sell fast!

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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