

Wheeler
Steffen | Sotheby's
INTERNATIONAL REALTY

Geoff@GeoffHamill.com presents...

6745 Shaw Avenue, Mt Baldy, CA 91759

\$575,000

🛏 Bedrooms: 3
🚿 Bathrooms: 2

EXTRAS:

- Living Space: 1,360 sq ft
- Lot Size: 6,665 sq ft



Geoff Hamill
CalDRELic# 00997900

📞 909-621-0500

Property Description

Seclusion, serenity and peace best describes the location of this hillside home at the end of the street, at an elevation of approx. 4,200 feet. "Owned" Fee land/NOT "Leased" land. Nestled against the mountains just a short distance from Baldy Village, close proximity to the legendary Mt. Baldy Lodge and the Mt. Baldy visitor center.

Multiple level areas to rest and enjoy endless views and listen to nature. The Greenhouse will provide a perfect opportunity to grow vegetables and your favorite plants. There are picturesque views from just about every window in the home.

This single-family residence has been transformed into an income producing haven with two separate units. Top light filled tree house style unit has approx. 698 sq.ft. with two potential bedrooms, one bathroom, living room with fireplace, kitchen, and a deck overlooking the valley. The second downstairs unit is a studio design with approx. 466 sq.ft. with a kitchen, bathroom, cherry wood built-in cabinets that include a wall-pull out bed, fireplace, and French doors that lead to the side deck with built-in seating. Owner has rented the downstairs unit for \$1,950/month and estimates a rent of approx. \$2,250/month for the 2nd floor unit. Great potential for short term rental or Airbnb.

1-car garage + parking on premises. Septic tank was recently inspected and certified.

Mt Baldy is known for its great hiking, skiing and cycling. Mt Baldy K-8th grade school just blocks away. Claremont Schools just minutes away. Just a little over an hour from downtown LA and Orange County making this a prime real estate locale for commuters. HOA fees approx. \$144/month (includes water & trash fees).

Buyer to verify all information herein prior to purchase. This property may also be identified as 6745 Hill Avenue, Mt Baldy.

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.

