

Wheeler Steffen | Sotheby's
INTERNATIONAL REALTY

Geoff@GeoffHamill.com presents... HISTORIC MID-CENTURY MODERN HOME + GUEST STU

1476 North Indian Hill Boulevard, Claremont, CA 91711

\$998,500

🛏 Bedrooms: 4
🚿 Bathrooms: 2

EXTRAS:

- Living Space: 2,000 sq ft
- Lot Size: 12,211 sq ft

Property Description

Enjoy the picturesque setting at this cool & inviting classic home located in the coveted Historic Via Zurita neighborhood!!

Quality built circa 1957 by J.L. Sorenson (Arcadia) and designed by Architect & Pomona College Alumni, Jo Paul Rognstad (Hawaii).

Stunning architecture offers walls of glass and vaulted ceilings showcasing the indoor-outdoor lifestyle. Family Living Dining room areas feature a sleek and open design with beamed ceiling, built-in display shelves, cozy fireplace, and views of the serene backyard. Bright kitchen offers plenty of cabinets, stainless steel appliances and laundry niche. 4th bedroom was recently utilized as a library with beautiful built-in bookshelves. Energy efficient upgrades include approx. 44 dual paned windows and approx. 4 dual paned sliders.

Covered carport garage with dual garage doors. Circular Driveway offers ample parking and easy street access. Grounds boast a front flagstone courtyard entry with lush greenery and a raised succulent display, multiple sitting and entertaining areas with gorgeous mature trees and fruit bearing trees.

Desirable Sycamore Elementary School district. Convenient to California Botanic Garden, Cahuilla Park, shopping, restaurants, award-winning K-12 schools, prestigious Claremont Colleges, and "The Village".

Check with Claremont Heritage regarding possible Mills Act property tax savings! Seller will provide Buyer a 1-year Home Warranty Plan.

Don't miss the 3D Virtual Video Tour!!

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.



Geoff Hamill
CalDRELic# 00997900

📞 909-621-0500



MORE ON:
www.1476northindianhillboulevard.com