

Wheeler
Steffen | Sotheby's
INTERNATIONAL REALTY

Geoff@GeoffHamill.com presents... GORGEOUS NORTH CLAREMONT HOME WITH GUEST Q

2260 Edinboro Avenue, Claremont, CA 91711

\$1,298,500

🛏 Bedrooms: 4

🛁 Bathrooms: 4

EXTRAS:

- Living Space: 2,700 sq ft
- Lot Size: 10,206 sq ft



Geoff Hamill
CalDRELic# 00997900

📞 909-621-0500

Property Description

A rare home seldom found available in prestigious North Claremont! Prime locale in a peaceful neighborhood within walking distance to Chaparral Elementary School, neighborhood shopping center, parks and hiking trails.

Striking curb appeal accented with new outdoor lighting and refreshed landscaping. Home is in pristine, move-in condition. Numerous quality improvements throughout, totaling nearly \$100K just completed!

Top-to-bottom re-texturing and repainting of all walls, ceilings, doors, crown mouldings and staircase risers. Complete refresh of all closets, including total California Closets remodel in master suite, recessed lighting installation. Extensive dual pane windows & doors. Newly installed HVAC system and air ducts.

Living room and entry features a high wood beamed ceiling. Dining room with garden views. Fabulous downstairs Guest quarters includes a multipurpose room, bedroom, and bathroom - all with a separate access. Beautiful updated sunlit kitchen with south-facing view offers granite counter tops, opening to a roomy and comfortable family room with fireplace. Indoor laundry room. 3-car garage has plenty of storage. Expansive driveway parking.

Magnificent grounds feature a swimming pool & spa with mood lighting, newer yard fencing, upgraded drainage systems, covered patio, and landscaped yard areas.

An entertainer's dream!

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.



MORE ON:
www.2260Edinboro.com