

Diamond in the Rough zoned R2!



\$ 1,750,000



1340 E. California Boulevard, Pasadena, CA 91106

WEB: 1340California.com

- » **Beds: 5 | Baths: 5 Full**
- » Single Family | 3,600 ft² | Lot: 18,854 ft²
- » This property is zoned R2 and is situated on a 70 X 270 lot (18,854sf)
- » Please inquire as to the inspection reports we have on file.
- » The home has very generously sized rooms.
- » Located across the street from CalTech and near the Pasadena central business district
- » Surrounded by multi-million dollar homes!

QR Code



Reni Rose
(626) 355-8400 (Direct)
(626) 510-9330 (Assistant, Joyce)
renirose@aol.com
<http://www.renirose.com>



BERKSHIRE HATHAWAY
HomeServices
California Properties
Berkshire Hathaway HomeServices
115 W. Sierra Madre Blvd.
Sierra Madre, CA 91024
(626) 355-8400

Property is zoned PSR2! Located across the street from CalTech in a highly desirable neighborhood of multi-million dollar properties this diamond-in-the-rough awaits transformation to restore it to grandeur! Perfect restoration project for an investor or someone looking to live in Madison Heights. It is sited on a large lot of 18,854 sf (70 X 270). The home offers generous-sized rooms and features one downstairs bedroom with three bedrooms and an office upstairs. Attached to this listing is: an inspection report, a mold report, a chimney report, a sewer-line report, a termite report and clearance dated March 21, 2019, the Seller disclosures, a Pasadena City Occupancy Report and a Transfer of Responsibility form for the buyer to accept the responsibility of obtaining the Occupancy Permit. Please be sure to do your 'Due Diligence' before submitting your offer as offers will only be accepted with a buyer signed Contingency Removal removing all contingencies.

DRE lic.#00975915.

©Properties Online, INC. The above information including square footage is deemed reliable but has not been independently verified and cannot be guaranteed. BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of

