

Client Detail with Addl Pics Report

Listings as of 03/04/08 at 11:51am

Active 03/03/08	Listing # 22106423	1742 Warwick Rd San Marino, CA 91108	Listing Price: \$2,795,000
	County: Los Angeles	Cross St: Roanoke Road	Map: 596, C2



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Prop Type	Residential	Prop Subtype(s)	Single Fam Res Detch
Area	San Marino		
Style	Mediterranean	Stories	One Level
Beds	5	Approx Square Feet	3725 Assessor's Data
Baths(FTHQ)	6 (1 4 1 0)	Price/Sq Ft	\$750.34
Year Built	1935	Lot Sq Ft (approx)	12242 ((Assessors Data))
Tax ID	5335001004	Lot Acres (approx)	0.281
DOM/CDOM	1/1		



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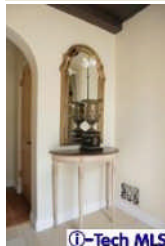
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Directions Sierra Madre Blvd. to Huntington E, U-turn at St. Albans, Warwick S (right turn).

Marketing Remark The perfect marriage of classic San Marino elegance and modern convenience. Gorgeously remodeled in 2007, this old world Mediterranean estate is just steps away from Lacy Park, and two short blocks from Valentine Elementary and Huntington Middle schools. The home features five bedrooms, each with its own private bathroom plus an additional powder room. The entire home has been updated and modernized including an expanded and remodeled kitchen featuring custom cabinets, stone floors and counter tops, Italian stone sink, island with prep sink, brand-new appliances and much more. Every bathroom has been remodeled with custom materials and the home's original hardwood floors have been restored. Includes family room adjacent to the kitchen, formal dining room, breakfast area, and outdoor patio overlooking a sparkling pool and spa. Other premium features include detached 3-car garage, new copper plumbing, completely updated electrical, new dual-zone A/C, and countless other premium upgrades.

Pricing Ranges

Range Price No
Lease No

View No
Units in Develop. #1

Property Features

Building Description Basement, Custom Built, Main Floor Bdrm, Main Floor Mstr Bdrm

Interior/Exterior Ceiling Fan, Driveway, Dryer, French Doors, Full Copper Plumbing, Rain Gutters, Storage Space, Vacuum Central, Washer, Window Shutters

Rooms

Den/Office No
Formal Dining Room Yes
Eat Area Brkfst Counter/Bar, Breakfast Nook
Fam Room Yes
Separate Entry Yes

Master Suite Yes
Walk-In Closet(s) Yes

Family Room Yes
Living Room Yes

Special Feat. & View

Special Features Home Warranty Plan, Seller's RE License

Add'l Prop Features

Fireplace Yes
Fireplace Fuel Both Gas & Wood
Garage Description Detached
of Parking Spcs #4

Fireplace Location Living Room

Garage Spaces #3
Garage Door Opener Yes

Parking Description Other-See Remarks

Yard Yes
Floors Marble, Wood
Heating Type Forced Air
AC Type Dual

Foundation Raised Foundation
Range/Oven Double Oven, Free Standing Gas

Air Conditioning Yes
Kitchen Appliance Dishwasher, Freezer, Garbage Disposal, Microwave, Refrigerator

Laundry Inside
Patio Yes
Pool Yes
Spa Yes
Roof Spanish Clay Tile
Water Source District
Sprinklers Front & Rear
220 Volt Locations In Laundry

Dryer Hookup Gas
Patio Type Covered, Rock, Stone
Pool Type Heated & Filtered, In Ground
Spa Description In Ground
Sewer In, Connected & Paid
Water Softener Yes
Auto Timer Yes

Financial Info

Trnsfr of Possession COE Plus 2
Land Fee

Terms Submit

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