



\$ 3,250,000



1075 Pine Oak Ln, Pasadena, CA 91105

- » Beds: 4 | Baths: 2 Full, 1 Three-Quarter
- » MLS #: AR25149936
- » Single Family | 3,696 ft<sup>2</sup> | Lot: 38,735 ft<sup>2</sup> (0.89 acres)
- » More Info: 1075PineOak.com



Anngel Benoun

Randy Saunders

(818) 521-4035

(818) 645-8575

Anngel4re@earthlink.net

<https://Anngelbenoun.evrealstate.com>

Engel and Voelkers Encino

17279 Ventura Blvd.

Encino, CA 91316

(818) 728-2200

Hurry to this coveted California Traditional property on a quiet lane off Linda Vista, situated on a magnificent 38,730 square foot lot in private pastoral setting that offers spectacular views of the Rose Bowl and surrounding mountains. Top to bottom and everything in between FIXER for owner/user seeking a project or investor to completely renovate/rebuild. A rare opportunity to create your own Estate awaits. Filled with warmth and character, this lovely home has wonderful bones and endless potential to make it your own. Set high above the street, enter the home from the quaint covered front porch featuring stone flooring and sitting area. Inside, a well-designed floor plan includes a spacious living room with soaring ceilings, classic fireplace and an adjacent den with parquet wood flooring, walls of glass and sliding glass doors that open to the majestic backyard and views. Grand formal dining room features hardwood floors and direct outdoor access. Ample sized kitchen with butlers pantry is ready for your make-over. Spacious primary suite overlooks rear grounds and includes a sitting area, private full bath ready for updating and direct access to private garden. Secondary bedrooms feature abundant closet space and one is ideally situated for guests or home office. The rear grounds are well suited for those who love to entertain and features a sparkling pool, large grassy park-like lawn and shade trees, covered patio and low drapping

