

## DETAILS

<b>Bedrooms:</b>	6 (Including 1 Permitted ADU)
<b>Baths:</b>	3
<b>Main House:</b>	1,464 SF
<b>Detached ADU:</b>	408 SF w/ Full Bath & Kitchen
<b>Lot Size:</b>	9,674 SF
<b>Year Built:</b>	1950
<b>APN:</b>	8638002009

Beautifully updated 6 bedrooms & 3 bath property includes 1 permitted ADU (attached garage conversion) totaling 1,872 sqft in Glendora.

The huge lot size of 9,674 sqft allows for an additional attached ADU to be built. R2 zoning also allows for increased density. This property is perfect for the value-add investor and/or developer. Buyer to conduct their own due diligence and verification.

Located in the highly rated Glendora School District and walking distance to Glendora Downtown Village with shopping and restaurants. Conveniently located close to freeways for access.



## Upgrades

- Orbit programmable sprinkler system
- Security Gates
- Dual Pane Windows
- Back yard lighting
- Decomposed granite backyard for water conservation, anti-dust, and anti-mudding
- Fans installed throughout the house and ADU
- PEX plumbing throughout the house and ADU
- Soft-close shaker kitchen cabinets
- All White Appliances included with property
- Separate Washer and Dryer for ADU
- Quartz Slab in kitchens and bathrooms
- Two Tankless Water Heaters
- Vinyl Plank Flooring in all bedrooms and kitchens

