

1231 Blair Avenue, South Pasadena

\$3,998,000

4 Bed + Bonus Room | 3 Bath | 4,482± SF | 13,363± SF Lot  
656± SF Garage | Built in 1980 | Remodeled in 2025

Extensively Remodeled South Pasadena View Home. Perched in the coveted hills of South Pasadena, this stunning multi-level residence blends elevated modern living with sweeping panoramic views. Featuring 4 bedrooms, 3 baths, and a versatile bonus room—perfect for a home office, gym, or potential 5th bedroom—this home offers exceptional flexibility for today's lifestyle. Step into the remodeled chef's kitchen, beautifully appointed with a spacious center island, premium finishes, and breathtaking vistas. The kitchen opens seamlessly to a convenient dining area, ideal for both everyday meals and entertaining. The expansive living room impresses with soaring cathedral ceilings, a stylish fireplace, and access to a view-filled balcony—perfect for enjoying morning coffee or sunset gatherings. A separate family room provides additional space to relax, work, or play. Retreat to the tranquil primary suite, featuring a spa-like atmosphere and an oversized custom closet. The home also includes a large laundry room, ample storage, and thoughtful upgrades throughout, including newer doors, dual-pane windows, fixtures, flooring, roof, and major systems. An attached, finished 3-car garage offers convenience, functionality, and extra storage. Located just moments from South Pasadena's award-winning Blue-Ribbon schools, beloved local restaurants, boutique shops, and charming community amenities, this exceptional property offers the rare combination of luxury, comfort, and an unbeatable location. A beautifully reimagined view home in one of the region's most sought-after neighborhoods—this is Southern California living at its finest.

## FEATURES

Formal Entry	Custom Closets	Newer Plumbing
Remodeled Kitchen	Bonus Room	Newer Electric
Kitchen Island	Fireplace	Newer HVAC
Stainless Steel Appliances	Wet Bar	Newer Roof
Separate Family Room	High Ceilings	Balconies (3)
Dining Area	Newer Dual Pane Windows	Front Patio
Laundry Room	Newer Doors	Attached Finished Garage
Primary Suite	Newer Flooring	3-Car Garage

## SELLER PREFERS

Close of Escrow to be at the Convenience of the Buyer & Seller

Possession To Be Close of Escrow

Escrow to be Chartwell Escrow | Title to be Lawyer's Title | Natural Hazard to be SnapNHD

Included: Stove/Oven, Dishwasher, Refrigerator(s), Microwave



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