

**2905 MONTROSE AVENUE, UNIT #610
LA CRESCENTA, CA 91214**

SELLER UPGRADES:

New Paint throughout
Manuals for all appliances
New floors with underlayment
Remodeled bathrooms, GFI plugs
Replaced pipe inside walls
Installed interior Shut off valves for bathrooms
Replaced valves for hot & cold for washer & new tubing
Pulled permits for bathroom remodel
New toilets
New stainless kitchen appliances: stove, microwave, refrigerator, dishwasher, garbage disposal
Custom kitchen cabinets with pullout drawers
Can lighting in ceiling
Custom shutters on all windows
New screens on all windows
All hardware new throughout: chandelier, door handles, hinges
Touchpad key entry/ front door
2car covered parking closest to Elevator for convenience. Storage above parking. Few available in building.
Deck upstairs barbecue
view Verdugo Mountains on West, & view San Gabriel mountains in North
Privacy: walkway only to front door, not a common walkway.
Quiet
Church across street has bells giving time at 0900,12:00,5:00
nothing obstructing view on top floor
B/c of location on top nothing to obstruct air flow. Almost never use A/C
Loft door to upstairs outside large deck with gorgeous view and privacy
Digital thermostat
Balcony downstairs with view of San Gabriel Mountains.
Stackable washer/dryer
Spa with Summer Kitchen that includes barbecue area for recreation
Blue Ribbon High School 2 blocks away
Walkable to Montrose Shopping area
Picnic table and teak lounge chairs not included
HOA dues \$629 monthly
HOA Management Co
818 240-6515
Replaced all piping in upstairs and downstairs bathrooms and under kitchen sink,
Installed individual shut off valve inside unit.