

307 San Pascual Avenue, South Pasadena

\$3,450,000

2 Bed | 2 Bath | 1,722± SF

1.43± Acre Lot (2 Parcels) | 3,972± SF Main Barn | 15 Additional Stalls

South Pasadena Equestrian Estate | Nearly 1.5 Acres of Premier Horse Property. A rare offering, this gated equestrian estate is a harmonious blend of architectural elegance and exceptional horse facilities, a private sanctuary designed for both refined living and an active equestrian lifestyle. Tucked behind mature trees and manicured hedges, the property offers highly desired seclusion with two gated driveways, multiple outdoor living spaces, and direct access to the scenic Arroyo Seco trails. Whether you're a professional equestrian, avid rider, or simply seeking an unmatched indoor-outdoor lifestyle, this estate delivers it all. At the front of the property is a beautifully designed 2-bed, 2-bath architectural home featuring hardwood floors, vaulted ceilings, and a seamless connection to the outdoors. The spacious primary suite is a true retreat, complete with a mosaic-tiled fireplace, tranquil bath with dual vanities, a custom closet, and an attached office with direct access to both the front deck and side yard. The kitchen is equipped with a farmhouse sink, built-in appliances, a stunning La Cornue range, and a breakfast bar — all with views of the San Pascual Stables training arena. Adjacent is the cozy dining area with French doors leading to a wraparound deck, perfect for al fresco dining or morning coffee. The inviting living room features a second fireplace with dual built-in glass-faced cabinets and deck access. Equestrian Facilities: World-Class Amenities at Home. Purposefully built for the serious equestrian, the property boasts extensive horse facilities such as an 8-stall barn with spacious stalls, integrated tack room/office, wash stall and laundry room, full-size riding arena with ample space for jumping, dressage, or western disciplines, 15 additional outdoor stalls — ideal for boarding, training, or breeding operations and direct access to the Arroyo Seco trail system — offering miles of scenic riding paths. Easy trailer access via two gated driveways is perfect for hauling horses or hosting clinics. With its thoughtfully designed layout, the equestrian areas are efficiently organized yet blend organically into the landscape, providing space, comfort, and function while adding to the estate's beauty and serenity. Whether watching horses from the porch, entertaining friends, or enjoying peaceful moments, every inch of the property reflects quiet luxury and lifestyle harmony. A true South Pasadena rarity — combining a designer residence, high-end equestrian amenities, and unmatched access to trails and nature — this estate is a once-in-a-lifetime opportunity for the discerning buyer seeking the best of both worlds.

FEATURES

Equestrian Property	Architectural Ranch Home	Hardwood Floors
Updated 8-Stall Barn	Formal Entry	French Doors
Tack Room	Gourmet Kitchen	Wrap Around Back Porch
Wash Room/Stall	Built-in Appliances	Front Porch
Grooming Bay	La Cornue Range	Dog Kennel
Arena	Farmhouse Sink	2 Gated Driveways
15 Additional Stalls	Breakfast Bar	Carport
Direct Access to Arroyo Trails	Vaulted Wood Beamed Ceiling	Ample Storage & Parking

SELLER PREFERS

Close of Escrow to be at the Convenience of the Buyer & Seller
Possession To Be Determined

Escrow to be Chartwell Escrow | Title to be Lawyer's Title | Natural Hazard to be SnapNHD
Included: Stove/Oven, Dishwasher, Refrigerator, Washer/Dryer(s), Kennel, Storage Unit



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