

1134 Bella Vista Avenue, Pasadena

\$1,498,000

3 Bed | 2 Bath | 1,891± SF

495± SF Garage | 7,025± SF Lot | 1937 Year Built

Tastefully Remodeled Pasadena Gem with Designer Touches. Beautifully updated Pasadena home, where timeless charm meets modern elegance. From the moment you step inside, you'll be drawn in by the open floor plan, thoughtfully designed to create a seamless flow between the living, dining, and kitchen spaces—perfect for entertaining and everyday living. At the heart of the home lies a chef's kitchen featuring Silestone quartz countertops, custom cabinetry adorned with Restoration Hardware finishes, and high-end appliances. The dining area and built-in shelving add both function and sophistication, while the living room is anchored by a stylish fireplace, creating a warm and inviting ambiance. This 3-bedroom, 2-bathroom home including a tranquil primary suite with custom pocket door access to the attached nursery—ideal for growing families. Both bathrooms have been tastefully remodeled with modern finishes. You'll find dual pane windows throughout, complemented by updated, high-end Therma-Tru fiberglass doors at both the front and back entry points. Additional amenities include a newer HVAC system, newer water heater, convenient laundry closet with upper cabinets and a California basement ideal for additional storage space. Playful backyard offers a serene retreat with a cozy deck, lawn area, mature olive tree, and tall ficus hedges lining the property for added privacy. Detached garage has been fully finished and thoughtfully upgraded with plumbing, a sealed concrete floor, a barn door leading to bathroom, a mini-split AC system for year-round comfort, and a brand-new top-tier garage door. Perfect as a creative studio, guest suite, home office, or gym. This move-in ready Pasadena home is a rare find—blending elevated design, comfort, and function in one of the city's most desirable neighborhoods.

FEATURES

Remodeled Living Space (2019)

- Open Floor Plan
- Living Room
- Dining Area
- Kitchen
- Hallway

Silestone Quartz Countertops

Restoration Hardware Finishes

Custom Cabinetry

Stainless Steel Appliances

Custom Built-Ins

Custom Laundry

Remodeled Hallway Bath (2020)

Remodeled Primary Bath (2022)

Dual Pane Windows

Hardwood Floors

Fireplace

Thermatru Fiberglass Doors (2024)

Newer Sliding Doors (2024)

Newer HVAC System (2020)

Newer Water Heater (2024)

Covered Brick Patio + Deck

Olive Tree & Ficus Hedges

Finished Garage (2023)

- Drywall

- Plumbing

- Barn Door Access to Bath

- Mini-Split HVAC

- Sealed Concrete Floor

- Top of the Line Garage Door

SELLER PREFERS

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

Possession to be at close of escrow

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

Included: Stove/Oven, Dishwasher, Refrigerator



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