

600 Alta Vista Circle. South Pasadena

\$1,885,000

4 Bed | 2 Bath | 2,389± SF

325± SF Garage | 8,379± SF Lot | 1941 Year Built

Perched high in the scenic hills of South Pasadena, this expansive view home presents a rare opportunity to transform a home with exceptional bones, sweeping panoramic vistas, and over 2,300 square feet of versatile living space into your dream residence. Tucked away in one of the area's most desirable hillside enclaves, the property combines tranquility, privacy, and incredible potential for customization. The main level welcomes you with a bright and airy living room anchored by a classic fireplace and framed by a large picture window that captures stunning natural light and picturesque city views. The open flow into the dining area creates an inviting atmosphere for everyday living and entertaining alike, while sliding glass doors lead to an expansive upper deck — an ideal place to enjoy morning coffee, sunset gatherings, or simply soak in the breathtaking surroundings. The galley-style kitchen offers efficient functionality and convenient direct access to the attached two-car garage. Upstairs, a comfortable den provides the perfect flex space for a media room, reading retreat, or home office. Two well-sized bedrooms and a full bathroom complete this level, offering a practical and private layout. The lower level expands the home's possibilities even further with a cozy family room featuring sliding door access to a second outdoor deck, creating seamless indoor-outdoor living. Two additional bedrooms and another bath make this floor ideal for extended family, guest accommodations, multigenerational living, or dedicated work-from-home spaces. Surrounded by mature hillside scenery and enhanced by commanding views, this property is brimming with opportunity for buyers eager to create a custom home in a premier South Pasadena location. With its generous footprint, flexible floor plan, multiple outdoor spaces, and unbeatable setting, this is a unique chance to reimagine a home with tremendous upside and lasting value.

## FEATURES

Entryway  
Built-In Bookshelves  
Living Room  
Fireplace  
Picture Windows  
Hardwood Floors  
Dining Area

Galley Kitchen  
Sunroom  
Den  
French Door  
Sliding Doors  
Mirrored Closet Doors  
Family Room

Front Porch  
2 Large Decks  
Central HVAC  
Attached 2-Car Garage  
Mature Trees

## SELLER PREFERS

Close of Escrow to be As Soon As Possible

Possession to be Close of Escrow

Escrow to be Chartwell Escrow | Title to be Lawyer's Title

Natural Hazard Disclosure to be SnapNHD



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