

1165 CASSIDY LANE

South El Monte, California

PAID SOLAR • LOW TAX RATE • NO MELLO-ROOS • CORNER UNIT • LARGEST MODEL

RESIDENCE HIGHLIGHTS

- Largest Plan 4 Model
- Approximately 1,957 Square Feet
- 4 Bedrooms | 4 Bathrooms
- Premium Corner Unit Location
- Built in 2020
- Original Owner
- Fee Simple Ownership (PUD)
- Highly Desirable First-Floor Bedroom & Full Bathroom
- Direct Access Attached Full-Size Two-Car Garage

DESIGNER INTERIOR FEATURES

- White Shaker Cabinetry
- Expansive Waterfall Kitchen Island
- Luxury Vinyl Plank Flooring Throughout First & Second Floors
- Open Concept Great Room Design
- Window Coverings Included
- Move-In Ready Condition

ENERGY EFFICIENCY & SMART HOME FEATURES

- Fully Paid Solar System
- Estimated \$25,000 Solar Package
- New Solar Inverter
- Multi-Zone Energy Efficient HVAC System
- Tankless Water Heater
- Ring Video Doorbell

COMFORT, SAFETY & OUTDOOR LIVING

- Private Balcony Deck
- Residential Fire Sprinkler System
- Independent Climate Control Zones
- Abundant Natural Light Throughout

INCLUDED APPLIANCES

- Full Size Washer & Dryer
- Refrigerator
- Stainless Steel Range/Oven
- Appliance package \$6,000

COMMUNITY AMENITIES

- Exclusive Community of Only 77 Homes
- HOA Approximately \$293 Per Month
- HOA Includes Trash Service
- Tot Lot Playground
- Barbecue Area
- Shaded Terrace
- Community Seating Areas

LOCATION & LIFESTYLE ADVANTAGES

- Low Property Tax Rate
- No Mello-Roos Assessments
- Proposed Metro Station Near SR-60 & Santa Anita Corridor
- New In-N-Out Burger Under Construction Across the Street
- Potential Chick-fil-A and Coffee Shop Nearby
- Additional Planned Retail & Dining Opportunities
- Easy Access to Downtown Los Angeles, Orange County, Beaches, Entertainment & Employment Centers
- Located Within a Smaller Residential Community Rather Than a Large Dense Urban Environment

Experience modern Southern California living with premium upgrades, energy-efficient features, low ownership costs, exceptional community amenities, and convenient access to the region's most desirable destinations.