

1180 Walnut Grove Avenue, B, Rosemead

\$648,000

3 Bed | 2.5 Bath

1,421± SF | 385± SF Garage

Year Built: 1982

Perched overlooking the Whittier Narrows Golf Course, this beautifully designed tri-level condominium offers the perfect blend of comfort, style, and scenic views. A dramatic two-story entry creates an impressive first impression and leads to the thoughtfully designed main living level. Here, you'll find a spacious living room with high ceilings, a convenient wet bar, and direct access to a private balcony overlooking the golf course. This level also features a cozy bedroom and a convenient powder room. The second level showcases an open-concept kitchen and dining area, perfect for entertaining or everyday living, with direct access to a second balcony ideal for enjoying the tranquil surroundings. Retreat to the third level, where double doors open to the primary suite featuring vaulted ceilings, golf course and mountain views, and a stylishly updated en-suite bath with dual sinks. Completing the upper level is a third bedroom and an additional full bathroom, providing comfortable accommodations for family or guests. Additional highlights include an attached two-car garage with laundry hookups, offering both convenience and ample storage. Ideally located near Whittier Narrows Golf Course and Recreation Area, shopping, restaurants, and more, this inviting home combines scenic living with everyday convenience.

Homeowner Association: Whittier Greens Homeowners Association Management Company: HOA Partners Aidyl Perry aidyl@hoa-partners.com 909-545-6940 HOA Fee: \$355.89/mo Included: Common Area Maintenance Building Insurance Water Trash	Features: Entry Living Room Wet Bar Dining Area Kitchen Primary Suite Vaulted Ceiling Updated Baths Dual Sinks High Ceilings Balconies (2) Laundry Hook-Ups Attached 2-Car Garage
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SELLER PREFERENCES

Close of Escrow to be As Soon As Possible, Possession to be at Close of Escrow,
Escrow to be Chartwell Escrow, Title to be Lawyer's Title, Natural Hazard to be SNAP
Included in Purchase Price: Stove/Oven, Refrigerator, Dishwasher



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