



3 Beds, 2 Baths - 2,113 sq ft - \$1,988,800

Tastefully remodeled single-level Arcadia home in the highly desirable Arcadia School District on a 0.37-acre flat lot. Features 3 beds, 2 full baths, a spacious living room with exposed-beam ceilings and decorative fireplace, remodeled kitchen with quartz counters and built-in appliances, updated plumbing, newer roof, dual-pane windows, and a 2-car direct-access garage. This area comes complete with architectural plans for a future 1,000 Sq. Ft. (approx. ) ADU featuring two bedrooms, a bathroom, a garage, and its own private yard. With the main gas service line from the street already upgraded and enlarged to support this expansion, the property is primed and waiting only for the buyer to submit the plans to the city for final approval.



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