

# Diamond in the Rough zoned R2!



**\$ 1,750,000**



**1340 E. California Boulevard, Pasadena, CA 91106**

**WEB: 1340California.com**

- » **Beds: 5 | Baths: 5 Full**
- » Single Family | 3,600 ft<sup>2</sup> | Lot: 18,854 ft<sup>2</sup>
- » This property is zoned R2 and is situated on a 70 X 270 lot (18,854sf)
- » Please inquire as to the inspection reports we have on file.
- » The home has very generously sized rooms.
- » Located across the street from CalTech and near the Pasadena central business district
- » Surrounded by multi-million dollar homes!

QR Code



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Property is zoned PSR2! Located across the street from CalTech in a highly desirable neighborhood of multi-million dollar properties this diamond-in-the-rough awaits transformation to restore it to grandeur! Perfect restoration project for an investor or someone looking to live in Madison Heights. It is sited on a large lot of 18,854 sf (70 X 270). The home offers generous-sized rooms and features one downstairs bedroom with three bedrooms and an office upstairs. Attached to this listing is: an inspection report, a mold report, a chimney report, a sewer-line report, a termite report and clearance dated March 21, 2019, the Seller disclosures, a Pasadena City Occupancy Report and a Transfer of Responsibility form for the buyer to accept the responsibility of obtaining the Occupancy Permit. Please be sure to do your 'Due Diligence' before submitting your offer as offers will only be accepted with a buyer signed Contingency Removal removing all contingencies.

