

# LARGE LOT WITH GREAT POTENTIAL

## 365 W. Longden Avenue | Arcadia



3 Bed | 1.5 Baths | Lot:18,810 sq ft | Poolhouse w/ 3/4 bath

Great opportunity for developers, homeowners or investors! This charming Spanish home built in 1938 is located on an exceptional, large flat lot in prime central Arcadia location. It offers great potential for expansion or to build your dream home, surrounded by impressive newly built estates. Features include an entry, formal living room with fireplace, built in shelves and large picture window. The formal dining room has a bay window, wainscot, and a corner built-in display shelves. The kitchen is large with room for an eat in table, and door out to the rear yard. The 3rd bedroom/den features a fireplace and cozy wood paneling. Newly painted interior & exterior, hardwood floors throughout, concrete tile roof, sparkling pool, pool room with 3/4 bath adjacent to a 2 car, detached garage with newer automatic door. The private, expansive grounds with mature fruit trees makes this a superb property, not to be missed!

First time on market in over 50 years. Trust sale, being sold in "AS IS" condition. Located in prestigious Arcadia School District, close proximity to high ranking Baldwin Stocker Elementary School, The Arboretum, Westfield Shopping Center and recently approved upscale Carusso project near the Santa Anita Race Track. Must see!

For Further Information Please Call:

LORRAINE WONG

626.688-7600  
phone

NINA KIRKENDALL

626.676.6260  
phone

*Seller will entertain offers between*

**\$875,000-975,876**



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Virtual Tour at:

[www.365wlongden.com](http://www.365wlongden.com)