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

Seller will entertain offers between







A Division of Prudential California Realty. An independently owned and operated member of the Prudential Real Estate Affiliates, Inc. Prudential John Aaro & Associates does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently werify the accuracy of that information through personal inspection and with appropriate professionals. This is not intended as a solicitation if your property is currently listed with another bruker.