



VIEWS, VIEWS, VIEWS!!

4771 Live Oak Canyon Road, La Verne, CA 91750



\$1,500,000

🛏 Bedrooms: 3
🚿 Bathrooms: 2.75

EXTRAS:

- Living Space: 2,836 sq ft
- Lot Size: 99,365 sq ft

Property Description

VIEWS, VIEWS, VIEWS!!! Beautiful custom built home nestled in the foothills of La Verne with panoramic views on 2.25 acres which gives the land many possibilities. First time on the market since being built in 1978. Home is located in close proximity of the distinguished private Webb school. Listing is back on the market after converting the 700sf garage into a large bedroom with a walk-in closet. The home boasts a master bedroom with sliding glass door that opens to front foyer, redone master bathroom, 2nd generous size bedroom with gorgeous outdoor view. Large living room with several sliding doors that lead to the back deck & a beautiful fireplace. Just off the kitchen, there is a den/ bonus room with a separate 3/4 bathroom. Kitchen & porcelain flooring were updated approx 6 years ago. There are 2 breakfast nooks off either side of the kitchen. The kitchen window over the sink area has a beautiful view of the mountains. The garage is oversized, at least an additional car size on each side. Beautiful Renewal by Anderson windows & windows installed in April throughout the house. New HVAC system installed in 2020. This house is a must see for anyone wanting a large property with endless canyon, mountain & city views. Ample room to add an ADU & a custom garage. Automatic watering system to fruit trees on property (delicious peach tree, blood orange & lime trees). Automatic exterior lighting. There are 2 small finished & sealed barns on the property. The property is zoned for horses. Purchase includes 1 water stock share with Webb-Oak Mutual Water Co. Owners have an additional water stock available for purchase that is not included in purchase of the home.



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