



# Welcome Home!

813 East Ponderosa Drive, Azusa, CA 91702

\$589,000

🛏 Bedrooms: 4  
🛁 Bathrooms: 3

## EXTRAS:

- Balcony
- Central Air
- Patio
- Living Space: 1,415 sq ft
- Lot Size: 295,640 sq ft



Caleb Hanson

DRE #01773995

📞 626-328-4199

## Property Description

Mature palms and pines greet you along the way to this upgraded condo in the Sierra Palms community. Once inside, you'll love the open interplay between the kitchen, dining area, and living room. New open kitchen design with quartz counters, a custom-tile backsplash, a heavy-duty granite sink, new cabinets, luxury water-proof plank laminate flooring throughout, stainless-steel appliances, an extra heavy-duty disposal, and recessed lighting. Imagine the memories you can make in the large living room with its cozy carpet and two-tone paint. The new downstairs 3/4 bath also has new cabinets, quartz counters, luxury vinyl plank flooring. With a bedroom and fully-remodeled bathroom with shower/bath downstairs, you've got more flexibility for anyone who can't manage stairs. Larger windows throughout provide abundant natural light. Vaulted ceilings give the already large primary bedroom an even more spacious feel, enhanced by an extra-large closet; a private, en-suite bathroom; and a sliding door to a small balcony. The upstairs bathrooms have been updated with new tile flooring, vanities, and lighting. Central air and heat will keep you comfortable in all seasons. The vinyl-fenced, private back yard and front provide a lot more of your own outdoor space than many other condos in the area. It's perfect for hang-out space, gardening, grilling, or pets. Cool off on hot summer days in the community pool. Host a party in the picnic area. Shoot some hoops on the sport court. Save money with low utility rates from Azusa Light and Water compared to Edison. Want access to Los Angeles without living in Los Angeles? The Metro Gold Line's Citrus Station is just around the corner. Sierra Palms is located less than 1/2 mile from Azusa Pacific University and Citrus College. The Citrus Crossing center is just minutes away with shopping, restaurants, and a movie theater. Enjoy a bike ride on the nearby San Gabriel River trail, or play a round of Frisbee golf at Northside Park. Don't forget to check out the 3D tour. Welcome to a great home for a great life!



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