



Charming Arcadia Opportunity with ADU Potential

243 East Forest Avenue, Arcadia, CA 91006

\$1,195,000

🛏 Bedrooms: 2

🛀 Bathrooms: 1

EXTRAS:

- Living Space: 912 sq ft
- Lot Size: 7,285 sq ft



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Property Description

Charming Arcadia Opportunity with ADU Potential – First Time on Market in Nearly 50 Years!

Welcome to 243 E. Forest Ave, a rare find nestled in one of Arcadia's most desirable neighborhoods with access to top-rated schools. This classic home, available for the first time in nearly five decades, exudes timeless character with original hardwood floors, beautifully plastered walls, elegant coved ceilings, and a dedicated laundry room. Thoughtful upgrades include newer HVAC, dual-pane windows, roof, and water heater, offering energy saving, comfort and peace of mind. This home also features a brand-new concrete driveway, showcasing excellent curb appeal, designed for both style and durability.

The expansive backyard offers alley access and is ready for expansion. Included in the sale are previously approved design documents for an 800 SF, 2-bedroom, 2-bathroom ADU. The buyer may resubmit the plans and pay the applicable fees to obtain a new permit through the City of Arcadia. A separate water service line has already been installed, and all remaining utilities are conveniently located in the alley next to the proposed ADU site—making this an ideal setup for future development or multi-generational living.

Don't miss this opportunity to own a well-maintained home with vintage charm and modern growth potential in a premier Arcadia location



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