



# Welcome Home!

841 East Silver Maple Drive, Azusa, CA 91702

\$650,000

🛏 Bedrooms: 3  
🚿 Bathrooms: 2.5

### EXTRAS:

- Stainless Steel Appliances
- 2 Patios
- Double-Sized Primary Bedroom
- Living Space: 1,415 sq ft
- Lot Size: 295,641 sq ft



Caleb Hanson

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## Property Description

Buy this home with as little as 3% down with no mortgage insurance and a \$20k grant for down payment and or closing costs via City National Bank's Ladder Up program. Not just for first-time buyers. The grant can be used to by down the interest rate, which can help lower the payment even more. Call or text Caleb at 909-576-0695 for more details. --- Welcome to Sierra Palms! Mature palms and pines greet you along the way to this turnkey condo with a gate out front for added security. Once inside, you'll love the upgraded tile flooring, the abundant natural light, and the three fully-remodeled bathrooms. The kitchen was recently updated with new quartz counters, a new sink and faucet, and a new microwave. There's abundant cabinet and counter space for storage and prep and a nice interplay with the dining area and patio. Imagine the memories you can make in the large living room with great flow to the patio through the sliding glass door. The bedroom downstairs creates many additional options, and some owners have converted the 1/2 bathroom downstairs to a 3/4. Vaulted ceilings give the already double-sized primary bedroom an even more spacious feel, enhanced with two closets and a private, en-suite bathroom that's fully remodeled, and a sliding glass door to a balcony. The wood-textured tile upstairs combines the warm, inviting vibe of wood with the durability of tile for longevity and easy cleaning. Central air and heat combined with ceiling fans will keep you comfortable in all seasons. The vinyl-fenced, private back yard has a lot more of your own outdoor space than many other condos in the area. It's perfect for hanging out, grilling, and pets. The fenced front patio offers even more outdoor options. Get in and out of the garage easily with the motorized opener. Cool off on hot summer days in the community pool. Host a party in the community picnic area, shoot some hoops on the sport court. Guest parking areas are located conveniently nearby. 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. Be sure to check the 3-D and video tours too. Welcome to a great home for a great life!



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