

Wheeler  
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INTERNATIONAL REALTY

Geoff@GeoffHamill Presents...

520 North Vine Avenue, Ontario, CA 91762

\$500,000

🛏 Bedrooms: 1  
🛁 Bathrooms: 1

**EXTRAS:**

- Living Space: 704 sq ft
- Lot Size: 915 sq ft



Geoff Hamill  
CalDRELic# 00997900

📞 909-621-0500

## Property Description

"The Carriage House", located in a quiet section, on Carriage alley between E & F Streets and Fern & Vine Ave. was built by W. O. Campbell in 1911. A rare opportunity. Own a piece of history.

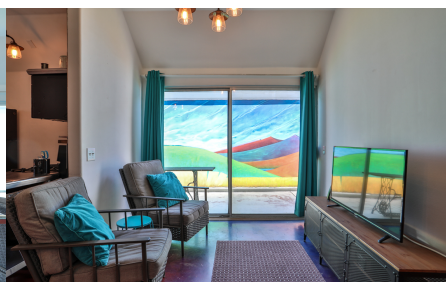
This current single family home was originally designed to hold three horse-drawn carriages or early automobiles. A hayloft was built on the second floor. In 2000 it was completely restored by a well-known local artist, Rick Caughman, who was using it as a studio and living space. It was designed by the acclaimed Claremont architect Fred W. McDowell. McDowell left an impressive legacy with places like the Pomona College House, The Claremont Tennis Club, and the First Church of Christ in Claremont.

Maintaining the Historic integrity of the Carriage House, this residence offers tall ceilings, 9 feet on the lower level and 12 feet upstairs. The lower level provides a living area, an industrial kitchen, and an outside patio. Appliances include new refrigerator, microwave, stove/oven, and new washer and dryer. In the corner stands an energy efficient pot-bellied stove that provides ample heat. A wrought Iron Spiral staircase ascends to the second level featuring an open flexible living space with oak hardwood floors, vaulted beamed ceilings, six windows, four sky lights, and a full bathroom.

The exterior projects the original charm of the rustic Carriage House, including a one car attached garage. Noted artist, Dan Romero was commissioned to create the Wrought Iron fence providing privacy. The city of Ontario designated this property Historic, Landmark No. 7. Property is eligible for the Mills Act considerably reducing the buyer's property tax.

Recent improvements include: newer roof (Presidential Shake with 50 year warranty), four skylights, interior pendant lights, exterior paint, repaved the driveway with reinforced rebar, painted the front Wrought Iron fence, added white vinyl side fences, new façade on the front barn doors, new water heater, reverse osmosis water system installed in kitchen, whole house fan, mini split heater and air conditioner system, and an outside washer and dryer custom enclosure that matches the house - all permitted by the city of Ontario and approved by the Ontario Historical Society.

Seller welcomes conventional, FHA, VA, or all cash financing. Seller offers any Buyer a 1-year home warranty plan.



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