



## Charming Character Spanish

Open 2/19 and 2/20 1-4PM

1412 Ardmore Ave , Glendale CA 91202

MLS: 320009154    PRICE: \$1,350,000.00

Bedrooms: 3  
Year Built: 1933  
Parking: 2 Cars  
Floors: 1

Full Baths: 2  
Lot Size: 7113  
Sqft: 1550

### PROPERTY FEATURES:

- ❑ Central A/C
- ❑ High/Vaulted ceiling
- ❑ Office/Den
- ❑ Dishwasher
- ❑ Microwave
- ❑ Dryer
- ❑ Yard
- ❑ Central heat
- ❑ Hardwood floor
- ❑ Dining room
- ❑ Refrigerator
- ❑ Basement
- ❑ Laundry area - inside
- ❑ Fireplace
- ❑ Living room
- ❑ Breakfast nook
- ❑ Stove/Oven
- ❑ Washer
- ❑ Balcony, Deck, or Patio

### PROPERTY DESCRIPTION:

Bring your clients this weekend, Sat & Sun 1-4. They'll fall in love with this charming Spanish built in 1933. Original wood floors, beamed ceilings, arches, fireplace. 3 bedrooms, 2 baths, formal dining, breakfast area, plus a separate room off the garage for at home office or studio. Patios and wrap around yard for outdoor enjoyment. \$1,350,000

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