



Gilbert Dirige and Jay Martinez

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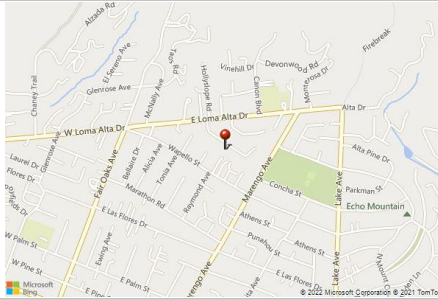
320 Parkman St
Altadena, CA 91001

4
Beds

Baths 3.00
(3F 0T 0H 0Q)

2,404 Sqft
Appraiser

Single Family
LP \$1,899,000



Area	85 Altadena
Subdivision	
List Price Per Sqft	\$789.93
Lot Size	10,073/Vendor Enhanced
HOA Fee 1 & 2	
MLS#	22-205459
APN	5833-029-013

OPEN HOUSE 10/23/2022 (2:00PM-5:00PM)

Directions: North of E. Altadena Drive, South of E Loma Alta Drive, West of Lake Avenue and East of Fair Oaks Avenue

Remarks: VIEWS! VIEWS! VIEWS! Rare opportunity to live in pure nature bliss only 30 minutes from Hollywood or DTLA. This gorgeous solar powered 4-bedroom 3-bathroom Mid Century Ranch revival with expansive resort like backyard with sparkling pool and zen drought resistant gardens features magical sweeping mountain views from its ideal situation on a quiet cul-de-sac at the foothills of the San Gabriel mountains. Nature and hike lovers alike come home with excitement where the air is crisp and away from the hassle of the city! Whether starting your day with a cup of joe on its charming front porch or ending your day relaxing by the pool, this breathtaking panorama will forever inspire you. Featuring a one-level open concept living area with seamless access to the enigmatic outdoors, this extensively remodeled residence boasts a Carrera marble kitchen island that faces the family and living rooms for optimal indoor entertaining, and flawlessly opens out to a large gorgeous outdoor dining deck steps from the glistening pool and grassy yard. The primary suite showcases spacious spa-like bathroom with separate self-standing tub, shower hall, dual vanities and a large skylight that brings in soothing natural light; and an indoor/outdoor flow to an intimate outdoor seating area looking out to the expansive grassy backyard. Across the pool is a 207 sq ft pool house with a full bathroom that is also perfect for an office, workshop or an extra guest suite. At last, this home was smartly equipped with the latest cost saving green technology: its brand new owned solar panels provide the home sufficient energy to fully offset its current power needs saving you thousands on electricity bills, and a high-speed Level 2 EV charger was just installed in the finished garage. Tankless water heater, smart voice-control electronic window shades (Alexa, good morning!), smart Ring landscaping lights, and a Simplisafe home security system with multiple cameras complete the high level of modern comfort for the most discerning homeowner.

Agent Remarks: Buyer/Buyer's agents are encouraged to independently and completely investigate square footage, bedroom/bathroom count, lot size/dimensions, permitted or un-permitted spaces, the current and existing conditions/features of the property and any information about the neighborhood/vicinity. Fireplace is decorative only. Main house is ~2,197 sqft per appraiser and pool house is 207 sqft (taped).

Showing Remarks: Email LA1 and copy LA2.

Structure Info	
Year Built/Source	1956/Vendor Enhanced
View	Trees/Woods, Mountains, Panoramic
Stories	1
Guest House	
PUD	No
Sewer	In Connected and Paid
Style	Mid-Century

Land/Lot Info	
Zoning	LCR110
Land Type	Fee
Land Lease Purchase	
Horse Property	
Lot Acreage	0.231
Special Zone	Property Report
Add Parcel	

Contract Info		DOM 5
List Date	10-18-2022	
List Price	\$1,899,000	
Orig List Price	\$1,899,000	
Status Date	10-18-2022	
Change Date/Type	10-18-2022/New Listing	
Sale Type	Standard	
CSO	2.50%	
Listing Type	Exclusive Right	
Disclosure	As Is, Property Report	

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details	
Parking Type	Driveway, Garage - 2 Car
Total Spaces	4
Covered Spaces	2
Uncovered Spaces	2
Garage Spaces	2
Carport Spaces	

Showing Info	
Occupancy/Show	Appointment Only, Listing Agent Accompanies, Registration Required
Contact Name	Gilbert Dirige
Contact Phone	310-801-0317
Occupant Type	Owner
Lockbox Location	
Lockbox Type	
Gate Code	

Interior Features	
# Fireplaces/Details	1/Living Room, Decorative
Furnished	Unfurnished
AC/Cooling	Central, Wall/Window
Heating	Central
Flooring	Engineered Hardwood, Other
Laundry	Laundry Area
Equip/Apppl	Alarm System, Built-Ins, Dishwasher, Dryer, Hood Fan, Range/Oven, Solar Panels, Vented Exhaust Fan, Washer

Exterior Features	
Pool	In Ground
Spa	None
Tennis/Courts	
Roofing	
Fence	

Gilbert Dirige Compass DRE#: 01991628 Seller's Agent1 CALDRE#: 01920132	
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NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2022 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Gilbert Dirige CALDRE# 01920132