

Picture Perfect in the Canyon



422 Pleasant Hill Lane, Sierra Madre, CA 91024

WEB: 422PleasantHill.com

- » **Beds:** 2 | **Baths:** 1 Full
- » Single Family
- » Charming Late 50's Cottage in the Canyon w/Private Storybook Hedge
- » Spacious Living Rm , Fireplace, Beautiful Hardwood Floors
- » Sharp Remodeled Kitchen, Granite Counters, Stainless Sink & Stove, Pull Out Pantry
- » Renovated Full Bath, Central Air & Heat, Deck w/Mountain Views
- » Sq. Ft: 813...Lot:4397 Single Garage, Storage Shed , Secluded Landscaped Lot



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Sold \$38,000 Over Asking in 7 days!! Wonderful opportunity to own this darling cottage nestled in the quaint canyon community of Sierra Madre. A tall storybook hedge surrounds this corner property providing a blanket of privacy and an element of Shangri-la. Full of charm a ribbed glass door opens to a spacious living room full of light and graced by a country brick fireplace & gleaming hardwood floors. An open floor plan circles to a cozy dining area & a lovely kitchen with warm wood cabinetry, granite counter tops, stainless sink, stove & a deep pull out pantry. Perfect for entertaining the large glass slider gives access to the outdoor deck, revealing a picturesque landscape, fragrant roses & glorious mountain views. Hardwood floors continue into the hall & two ample bedrooms, one with a delightful covered window seat, the other with it's own slider exiting to a secluded sitting deck. The full bath is detailed with decorative tiling, pedestal sink and an adorable etagere cabinet. Amenities to name a few, include central air & heat, fresh interior & exterior paint, automatic sprinklers system, & partial copper plumbing. Not to forget, the wrap around rear yard dotted with a medley of shady trees and the bonus of a large storage shed. Parking....oh yes...a pull in drive with a roomy single garage (w/laundry hook ups) all contained behind a private rolling gate. A little piece of heaven waits in the village of the

DRE # 01024739.

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