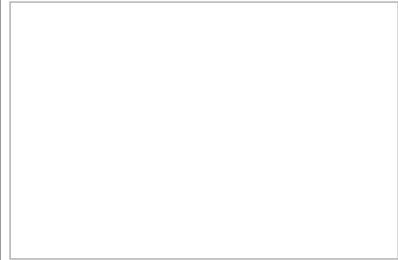


# 1396 BRADBURY ROAD

SAN MARINO, CA 91108 | MLS #: 316000528

**\$1,648,000** | 3 BEDS | 2 BATHROOMS | 2 CAR PARKING | 2,060 SQUARE FEET



View Online: <http://www.1396bradbury.com>  
For Instant Photos: Text 238479 To 415-877-1411

Located on a quiet, tree-lined street, close to San Marino High School, this charming English Cottage home has been beautifully updated and is in move-in condition! The living room features gleaming hardwood floors, large bay window, and warm fireplace. The formal dining room opens to the kitchen with gas stove, granite counters, and wood cabinets with quaint breakfast eating area. The step down family room is spacious with a gas fireplace and French doors to rear yard. The utility room features washer/dryer hookups, additional storage, and a door to the driveway.

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There are 3 bedrooms, one with wood-detailed paneling and a fireplace and attached 3/4 bathroom. The other 2 bedrooms feature a full remodeled bath with separate tub, steam shower, and toilet area. The rear yard has a patio and large grassy lawn, as well as a 2 car detached garage. There is a separate bonus room above the garage.

- 3.4 kw Solar system
- New main water pipe
- Majority copper plumbing
- Central air & heat
- Newer water heater
- Newer driveway
- Security system
- Top rated San Marino schools



## AGENT INFORMATION



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## ABOUT NINA HO KIRKENDALL

Buying or selling a home is a multi-step process that involves making more than a few very important decisions. As your Real Estate Consultant, I am here to make sure that everything will be as seamless and stress-free as it can be. My goal is to look out for your best interests and to stay by your side every step of the way.



Disclaimer: All information deemed reliable but not guaranteed.