



171 CANADA SOMBRE ROAD

171 CANADA SOMBRE RD, LA HABRA HEIGHTS, CA 90631

\$1,345,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Welcome to 171 Canada Sombre Rd.! This exceptional property features TWO homes, a main residence and a guest home, on an oversized lot which is perfect for an extended family. The main residence offers four bedrooms, 3 bathrooms, approximately 2133 sq ft and a spacious deck overlooking beautifully landscaped gardens with blooming flowers. As you approach the front door, you'll be captivated by the charming, paved walkway, lush plants, and a grassy entrance. Leaded glass details on the door and window enhance its curb appeal. Inside, the home opens to a bright and sunlit living room/family room with sliding doors that lead to the outdoor deck.

Appliances: Dishwasher,
Appliances: Range / Oven,
Cooling: Central A/C,
Cooling: Window A/C,
Exterior: Gardens,
Exterior: Sprinkler System

\$1,345,000



The open-concept kitchen and dining area include a convenient counter seating area. There's also a large indoor laundry room. The interior has been recently painted, creating a light and airy atmosphere. The property also includes a sparkling pool with a dressing area, TWO garages. 2 car attached and 1 car detached (ideal for car enthusiasts or a workshop), and ample storage. This serene, peaceful, and magical setting provides single-level living with deck views of the hillside and surrounding landscape. There are multiple fruit trees on the property including lemon, pomegranate, avocado, and more. The guest house is completely separate from the main residence, featuring 1 bedroom, 1 bathroom, a living room, and a kitchen, approximately 800 sq ft. All nestled within the beautiful landscape. This home has been lovingly cared for by the same owner for over 20 years, offering a unique opportunity to own a truly special property. Enjoy privacy, peace, and quiet in this rural country setting. Bedroom Bedroom Bedroom Bedroom Full Bath Full Bath Bedroom Family Room Full Bath Full Bath Kitchen Laundry Room Office



