



1768 CASA GRANDE STREET

1768 CASA GRANDE ST, PASADENA, CA 91104

\$1,799,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Significant Price Improvement: Now \$1,799,000
Classic Pasadena Heritage Meets Botanical Sanctuary
Discover the quintessential Pasadena lifestyle on Casa Grande Street, one of the Northeast's most prestigious tree-lined corridors. Set within the historic North Pasadena Heights Landmark District, this 1923 single-level estate is a masterclass in timeless architecture, sprawling across a rare 11,404 SF lot.
The Grounds: A Private Arboretum
A winding flagstone path leads you through a lush, curated landscape of blooming magnolias, azaleas, and stone-bordered garden beds.

Garage Count: 1 Car Garage,
Sewer: Public,
Cooling: Central A/C,
Water: City Water

\$1,799,000



This isn't just a yard--it's a genuine sanctuary featuring:

- Arched Entry:** A recessed entry with elegant French doors.
- Garden Enclaves:** Multiple stone-paved seating areas perfect for morning coffee.
- Bonus Space:** A permitted garden shed, ideal for the hobbyist or extra storage.

The Residence: Sophisticated Craftsmanship
The 1,863 SF main home balances vintage soul with modern clarity. Red oak hardwoods and coved ceilings run throughout, centered by a living room featuring an iconic Batchelder tile fireplace.

Entertaining: A formal dining room designed for ten, lit by a wrought-iron chandelier with serene garden views.

Living: A sun-drenched family room featuring board-and-batten walls, skylights, and built-in library shelving.

The Kitchen: A chef's workspace with granite counters, center island cooktop, white shaker cabinetry, and premium stainless appliances.

Flexibility: Two bedrooms plus two dedicated office alcoves--one of which is easily convertible into a third bedroom.

The Backyard & Guest House
The rear grounds are an entertainer's dream, featuring a vine-draped pergola, a stone outdoor fireplace, and a private orchard of loquat, orange, sapote, and lemon trees.

Detached Guest House: A completely independent unit with its own kitchen, bathroom, and private entrance.



Perfect for rental income, a professional studio, or multigenerational living. Practical Luxury: Features a rolling driveway gate, detached garage, and ample off-street parking. Location Excellence Perfectly positioned minutes from top-tier schools, local boutiques, fine dining, and the Metro. Experience the peace of a landmark district without sacrificing urban convenience.



