



**1305 SOLITA ROAD**

1305 SOLITA RD, PASADENA, CA 91103

**\$1,774,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 1305 SOLITA ROAD

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First time on the market in 70 years! 1305 Solita Road is a Pasadena gem tucked into one of the city's sweetest cul-de-sacs, where classic mid-century ranch homes line the street with the San Gabriel Mountains as a stunning backdrop. Just steps from the iconic Rose Bowl, Brookside Golf Course, Aquatic Center, Brookside Park, and Kidspace Children's Museum, this location delivers the best of Pasadena living right outside your door. Inside, many original details remain, including beautiful hardwood floors and charming period tile in the bathrooms, perfectly balanced with tasteful upgrades and renovations throughout.

**Sewer: Public,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$1,774,000**



Adding to the versatility is a very cool, fully permitted ADU, deal for guests, rental income, a home office, or a creative studio space. From morning strolls to the Rose Bowl to sunset views over the mountains, 1305 Solita Road offers timeless style, an unbeatable location, and that hard-to-find Pasadena magic.



