



**2717 MARY STREET**

2717 MARY ST, LA CRESCENTA, CA 91214

**\$1,199,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 2717 MARY STREET

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91214

Unique opportunity to own two custom detached two story structures in a prime La Crescenta / Montrose location near premium schools. The rear primary house is 3 bed / 1.5 bath 1352 SQFT. It features a main floor with light & bright two sided living room, decorative brick fireplace, and large mirrored sliding door closet with built-in storage. Updated half bath, new central HVAC, and all new vinyl wood finish flooring throughout. Brand new updated kitchen with quartz counters, all new stainless appliances, generous hardwood cabinetry with bay window and French doors to rear exterior. Large laundry room connected to kitchen.

**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$1,199,000**



Oak stairs lead to second level with three bedrooms and updated full bathroom. Primary bedroom with massive attached balcony with mountain views. Front structure is 750 SQFT permitted "Hobby / Rec room" with permitted full updated bath, one bedroom and two car garage on ground floor and huge vaulted living area on second floor. Newer roofs on both structures with automatic driveway gate. Hobby room ideal for ADU conversion or multi-family occupancy.



