



**2985 SAN PASQUAL STREET**

2985 SAN PASQUAL ST, PASADENA, CA 91107

**\$2,549,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

CRMLS

## 2985 SAN PASQUAL STREET

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Welcome to 2985 San Pasqual St. First time on the market in over 20 years, this charming residence features 4 bedrooms, 3 baths with an attached ADU totaling over 3,900 sq ft of living space! The entryway welcomes you to a generous first level floorplan, showcasing an expanded family room combo setting with exposed beamed ceilings, vaulted ceilings, and an encompassing formal dining area. Enjoy relaxation, reading and friendly conversations in the bright formal living room complete with gas fireplace. The kitchen includes a cozy breakfast nook and breakfast bar, creating a warm and practical space for meals and family gatherings.

**Garage Count: 2 Car Garage,  
Heating Type: Forced Air,  
Sewer: Public,  
Water: City Water,  
Special Program: Global Luxury**

**\$2,549,000**



Rounding out the first floor is a 3/4 bath off the laundry room, plus a bonus area leading to a separate office/den with plenty of built-in storage. Upstairs on the 2nd level are 4 ample sized bedrooms, including a Primary suite with vaulted beamed ceilings, a built-in vanity table in the bathroom/changing area and opens to the front balcony, also accessible from 2 other bedrooms. Above the garage, a fully permitted ADU studio with kitchenette and bath provides added flexibility for extended family, guests, or a private workspace. Step outside to enjoy the fenced backyard, where mature trees create a peaceful setting alongside a patio that's perfect for outdoor dining and entertaining. Additional features include dual zone central HVAC, a large driveway for multiple vehicles, an attached/direct access 2-car garage, upgraded sewer piping from the house to the street and a bolted foundation. With its spacious layout and thoughtful features, this property presents a wonderful place to call home.



