



2245 E CALIFORNIA

2245 E CALIFORNIA BLVD, SAN MARINO, CA 91108

\$3,299,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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CA 91108

***** Location Location Location! *

*****Nestled in the prestigious Prime North San Marino neighborhood near the world-renowned Huntington Library, this elegant and grand 2-story Colonial estate is an absolute "MUST-SEE."

Located within the award-winning, top-ranked San Marino School District, this home perfectly blends timeless sophistication with modern luxury. Spanning two meticulously designed levels, this residence features 5 spacious bedrooms and 4 bathrooms. The first floor welcomes you with a grand formal living room attached to a sunlit sitting room, a formal dining room, a cozy breakfast nook, a dedicated laundry room, plus 2 bedrooms and 2 bathrooms.

**Age: Over 50 Years Old,
Sewer: Public,
Garage Count: 3 Car Garage**

\$3,299,000



The gourmet chef's kitchen is a culinary dream, boasting premium granite countertops, a large center island with a prep sink, a built-in oven, and a dedicated European-style bar. Additionally, a separate second kitchen provides the perfect setup for wok cooking and Asian cuisine. Upstairs, the expansive master suite serves as a private sanctuary, complete with an attached office, a cozy fireplace, and a spa-like master bath with a soaking tub and separate shower. Two additional generously sized bedrooms are connected by a Jack-and-Jill bathroom featuring a Jacuzzi tub. Luxury interior upgrades abound, including custom moldings, hardwood floors, elegant crystal chandeliers, designer window treatments, and unparalleled bathroom renovations. The resort-style backyard is an entertainer's paradise, featuring a gated sparkling pool, a built-in outdoor fireplace, and mature trees for ultimate privacy. An automatic driveway gate leads to an oversized 3-car garage, which features a massive bonus space above—perfect for a private gym, yoga/art studio, or a potential ADU. Key Features & Upgrades: Infrastructure: Dual-zone central AC/heating, updated copper plumbing, updated electrical, and earthquake foundation bolting.



Recent Renovations: Newly painted interior, modern recessed lighting, newer carpets, re-plastered pool, and a durable tile roof. With boundless potential and unmatched elegance, this is more than just a house—it is the perfect place to call your forever dream home. Schedule your viewing today to truly appreciate everything it has to offer!



