

## Client Summary with Addl Pics Report

Listings as of 08/18/10 at 5:21pm

<b>Active</b> 05/24/10	<b>Listing #</b> 22139086 <b>County:</b> Los Angeles	<b>555 Sierra Madre Blvd San Marino, CA 91108-1445</b> <b>Cross St:</b> California	<b>Listing Price:</b> \$1,888,000 <b>Map:</b> 566, E7
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Fam Res Detch
<b>Area</b>	San Marino	<b>Approx Square Feet</b>	3507 Taped
<b>Style</b>	Traditional	<b>Price/Sq Ft</b>	\$538.35
<b>Beds</b>	4	<b>Lot Sq Ft(approx)</b>	13103 ((Other))
<b>Baths(FTHQ)</b>	4 (2 2 0 0)	<b>Lot Acres (approx)</b>	0.301
<b>Year Built</b>	1925		
<b>Tax ID</b>	5329012006		
<b>DOM</b>	84		

<b>School District</b> San Marino Unified	<b>ELEM</b> Carver	<b>JRHG</b> Huntington	<b>SRHG</b> San Marino
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**Marketing Remark** A lovely two-story traditional, located north of Huntington drive in the award winning San Marino school district, this special home has been extensively and elegantly renovated. It features beautifully appointed crown moldings and architectural detail with two built-in wall niches perfect for works of art or family treasures. With two kitchens along with a cozy adjoining breakfast area and a graceful dining room, this home would be suitable for a family that enjoys entertainment and relaxation. There is a music room that adjoins the living room and family room, all with new hardwood flooring. The living room has a beautiful marble fireplace along with a neo classic stair rail reminiscent of a European estate. The family room boasts a fully coffered ceiling and leads out to a Mediterranean influenced fully covered patio with graceful archways. The second floor has a spacious master suite complete with office, sitting area, and walk-in closet along with full bath, separate shower.



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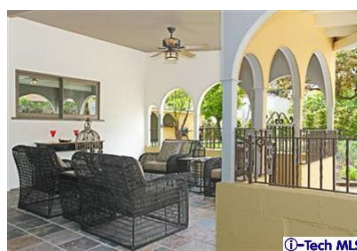


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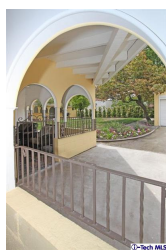
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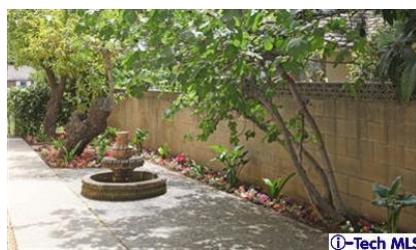
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August 2010

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