

Grandway



*Transitional Prairie Estate in Pasadena*

458 Woodward Boulevard, Pasadena, CA 91107









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This newly built Transitional Prairie Estate exudes modern and elegant living, yet manages to encompass the warmth and comfort of a family home.

Located in the desirable neighborhood of Michillinda Park, this home show cases contemporary architectural design finishes accompanied by state-of-the art functionality. Upon opening the front door, an astounding 22 ft soaring ceiling greets you at the foyer. The elegant formal living and dining room are located off the foyer. Impressive floor to ceiling stone fireplaces adorn the living and family rooms. The family room also boasts 22 ft ceilings and entertainer's wet bar. The kitchen is open to the family room allowing for abundant natural light to fill the space complete with center island, custom cabinetry, Wolf & Thermador appliances. The first floor rounds off with home office, guest room with full bath, and a junior master suite- perfect for a young adult or mom.

The second floor landing is open to the family room below and features three bedrooms all with en suite bathrooms. The master suite is spacious with double doors and own private balcony. The luxurious spa like master bath offers an oversized shower, a soaking tub, custom cabinets and dual sinks.

This property includes a cozy guest house self-contained with integrated family room, kitchen, bedroom, bathroom with own attached single car garage. A perfect rental or in-law suite. Front and rear yard landscaped with water-wise garden, outdoor lighting and automatic gates. Other appointments worth mentioning, alarm system, 4 rain barrels, 3 AC condensers and two tankless water heaters. The main house garage with epoxy floors and parking for up to 4 cars.

This home is located minutes away from excellent schools, local restaurants, shopping and entertainment. This is a truly amazing opportunity to own one of the most remarkable properties this area has to offer.

[www.458woodward.com](http://www.458woodward.com)

***Offered at \$3,880,000***





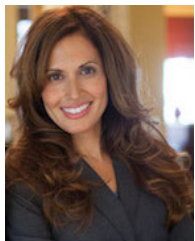












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