



Charming End Unit Townhome  
266 N. Mar Vista Ave. unit 1 | **Pasadena**





# 266 N. Mar Vista Ave. Unit 1 | Pasadena

3 bed | 2.5 bath | 1,266 sq ft\* | built in 1984

Charming 2 story townhome on quiet street in great location close to restaurants & shops on Colorado Blvd! Private front patio greets you, as you enter this updated and bright home with newer wood laminate floors. The living room is spacious with gas, marble faced fireplace, and is open to the dining room. The kitchen is remodeled with all stainless steel appliances and sink, granite countertops, and custom wood cabinets. A bar area and powder bath completes the first level.

The second level features 3 bedrooms and 2 baths, including a master suite, all with ample closets and carpeting. Additional built-in linen closet in hallway is great for additional storage. The 2 car attached garage is oversized and has washer and dryer hook ups. Minutes from Cal Tech, PCC, Old Town Pasadena, South Lake and the Playhouse district. Easy access to the 210 freeway and Gold Line. Enjoy all the comforts of urban living!

HOA=\$425/month

Includes: Earthquake Insurance, Fire hazard insurance, Trash, Water, Common area gardener, Annual termite coverage, BBQ area



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## Additional features:

- Private enclosed patio
- Central air & heat
- Security System with ADT
- 2 side by side attached oversized garage

Offered at:  
**\$575,000**



For additional information, visit:  
[www.homesbynina.com](http://www.homesbynina.com)  
[www.266nmarvista.com](http://www.266nmarvista.com)



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