



Tia Rowland
(626) 685.1114
www.HomesByTia.com

House: 2507 square feet (Assessor)
Lot: 8581 square feet (Assessor)
Year Built: 1999
Bedrooms: 4 Baths: 3.5
APN: 5863 027 049



636 Chaparral Court, La Viña



FIRST FLOOR

FLOOR PLAN CREATED BY REST, INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED. (626) 840-1717

SECOND FLOOR





Located in the charming gated community of La Viña, this gorgeously updated home sits on a lot of rare proportion for the community. Featuring a courtyard entry, this two-story home has four bedrooms, one of which is a suite on the first level. The property has stunning wood floors throughout, complemented by custom wood plantation shutters. A formal dining room has French Doors that open out to the front courtyard. There is a two-sided fireplace visible from the front entry through to the Entertainment Room. A newly remodeled center island kitchen has granite counters, travertine flooring, a custom tile backsplash, walk-in pantry and stainless steel appliances. Upstairs is a master suite with a walk-in closet, dual sinks and a balcony with a wonderful view. Two other bedrooms are generously proportioned and one features yet another balcony with a mountain view. The backyard is enclosed and features a large patio, separate dog run and complementary hardscape. A laundry room large enough for side-by-side appliances complete with storage and a utility sink is on the first floor. Central Air, two separate garages with a total of 3 spaces, and all the amenities La Viña has to offer are yours for the asking!

