

COMPASS

Spanish with a Tuscan Flair

2930 Emerson Way, Altadena, CA 91001

\$869,000

🛏 Bedrooms: 2
🚿 Bathrooms: 1

EXTRAS:

- Living Space: 926 sq ft
- Lot Size: 5,875 sq ft



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Property Description

Remodeled by a presidentially awarded rocket scientist with a Ph.D. in design theory over the last seven years, this Spanish with a Tuscan flair is move-in ready. With careful attention to detail, the numerous upgrades have focused not just on aesthetics but energy efficiency as well. Featuring fully owned solar panels, 3 zone controlled electric HVAC system, earthquake retrofitting, electrical re-wiring and most of the plumbing lines are copper. The oversized solar system is designed to offset energy use over the course of the year and includes a 200 amp panel upgrade with battery backup, so your power keeps working even if the grid is down. The battery maximizes net metering by using stored energy at peak hours. Smart home features include Cielo thermostats, new in 2021 smart refrigerator, In.touch2 hot tub, Rachio irrigation system, Lutron Caseta lighting, and home safety system by Link Interactive. The garage has been converted to a studio, perfect for your home office. There are numerous fruit trees including pomegranate, lemon, navel orange, fig, Valencia orange, peach, lime, apple, pear, persimmon, kumquat, mandarin orange. The Seller had planned to build an ADU, and was in the submission process with LA County. On a clear day you'll enjoy the peek-a-boo view of downtown L.A. from the front yard.



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