

17148 GUARDA DRIVE, CHINO HILLS, CA 91709

4 BD | 3 BA | 2,698 SQ. FT. | 7,533 SQ. FT. LOT

OFFERED AT

\$1,325,000



OPEN HOUSE



To get listing and finance info about this property, text LIST7202627 to 800.701.6509

ABOUT THIS PROPERTY

Beautiful upgraded Chino Hills home in the highly thought out New community of Vila Borba! This home has everything plus more that you have been looking for. The front of the home you can't stop but think what an amazing curb appeal. The front yard was completely redone and upgraded. The left yard has a new brick cinder block planter with dwarf palms, seasonal plants, lights and full drip system. Extended driveway with cement for added parking and reinforced with rebar. On both side and backside of the yard you will enjoy custom made mediterranean large pots on cement stands, drip lines, uplights for the dwarf palms and seasonal plants.

4
BED



3
BATH



KARIM AMIN

Realtor

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WE'RE
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PACIFIC BAY
LENDING GROUP

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ListReports

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AREA REPORT

VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- MEDICAL 0.3 MI
- GYM 0.3 MI
- CLEANERS 0.3 MI
- COFFEE 0.4 MI
- ATM 0.9 MI
- GAS 1.1 MI
- GROCERIES 1.7 MI
- PHARMACY 1.8 MI
- MOVIE THEATER 6 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 5 private schools within 5 miles.

- 8 RATING** K-6 BUTTERFIELD RANCH ELEMENTARY SCHOOL ASSIGNED
- 8 RATING** 7-8 ROBERT O. TOWNSEND JUNIOR HIGH SCHOOL ASSIGNED
- 8 RATING** 9-12 CHINO HILLS HIGH SCHOOL ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- DOG PARK VILA BORBA PARK (0.4 MILES)
- GOLF COURSE EL PRADO GOLF COURSE (0.8 MILES)
- PARK CHINO HILLS STATE PARK (1.8 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 41 moderately priced restaurants and has an average variety of cuisines.

BY CATEGORY

AMERICAN	10	COFFEE AND TEA HOUSES ..	2
FAST FOOD	10	BAKERIES	2
SEAFOOD	4	CHINESE	2
MEXICAN	3	ASIAN	2
DELIS	2	OTHER	8
CAFES			

