

\$750,000 - 755 W 2nd Street, Mesa

MLS® #6795849

\$750,000

5 Bedroom, 4.00 Bathroom, 3,193 sqft
Residential on 0 Acres

TELFORD PLACE AMD, Mesa, AZ

Versatile, Updated Home with Guest House in the Heart of Mesa!

Discover the endless possibilities with this beautifully renovated single-level property, centrally located in Mesa. The main home boasts 4 spacious bedrooms, including two luxurious owner suites, each with its own private bathroom. The kitchen is a showstopper, featuring new cabinets, granite countertops, recessed lighting, and a gas range, perfect for the home chef. Throughout the home, you'll find all new flooring (no carpet) that enhance both comfort and style. On the exterior you will find a brand new roof. Adding even more value is the separate 800-square-foot guest house, complete with its own private bedroom, living room, kitchen, and bath. Ideal for multi-generational living, rental income, or extended guest stays!

The backyard is designed for both relaxation and entertainment, featuring a covered patio wrapping around three sides of the yard, a diving pool with a modular safety fence, faux grass for low maintenance, and a paver picnic area that's perfect for gatherings of any size.

This property has a rich history of functionality, serving as both a private residence and a rental property. It even had a tiny home on-site at one point, showcasing its potential for various uses. Whether you're looking for a family home, a multi-rental setup, an assisted



living facility, or a creative venture, the opportunities here are limitless (guest house alone generated nearly \$16,000 of gross income in 2022).

Key Highlights:

No HOA

Walking distance to Light Rail

Appraiser's sketch and additional features available in the documents section

Let your imagination run wild with this exceptional Mesa property!

Built in 1956

Essential Information

MLS® #	6795849
Price	\$750,000
Bedrooms	5
Bathrooms	4.00
Square Footage	3,193
Acres	0.34
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	755 W 2nd Street
Subdivision	TELFORD PLACE AMD
City	Mesa
County	Maricopa
State	AZ
Zip Code	85201

Amenities

Amenities	Transportation Svcs, Near Light Rail Stop, Near Bus Stop
Utilities	SW Gas3,City Electric2
Parking Spaces	5
Parking	RV Gate, Garage Door Opener
# of Garages	2
Has Pool	Yes
Pool	Variable Speed Pump, Private

Interior

Interior Features	Eat-in Kitchen, Breakfast Bar, No Interior Steps, Full Bth Master Bdrm, Separate Shwr & Tub, High Speed Internet, Granite Counters
Heating	Electric
Cooling	Central Air, Ceiling Fan(s), Programmable Thmstat
Fireplace	Yes
Fireplaces	1 Fireplace
# of Stories	1

Exterior

Lot Description	Corner Lot, Desert Front, Gravel/Stone Back, Synthetic Grass Frnt, Synthetic Grass Back
Windows	Dual Pane
Roof	Composition
Construction	Stucco, Painted, Block

School Information

District	Mesa Unified District
Elementary	Emerson Elementary School
Middle	Carson Junior High School
High	Westwood High School

Listing Details

Listing Office	West Usa Realty
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