



Bob Livingston  
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\$999,900

Bedrooms: 3  
Bathrooms: 0

#### EXTRAS:

Living Space: 1,132 sq ft  
Lot Size: 6,540 sq ft

Walking Distance to Knotts Berry Farm!

7451 Western Avenue, Buena Park, CA 90620

## Description

*This beautifully renovated three-bedroom, two-bathroom single-story residence effortlessly blends modern upgrades with charming design elements. Upon entering, one is greeted by a harmonious combination of hardwood floors and Luxury Vinyl Planking within the spacious open concept living area. The kitchen and bathrooms have been tastefully remodeled to include new cabinets, a farmhouse sink, Quartz countertops, and stainless steel appliances and a Tankless Efficient Water Heater. The interior is also fitted with all new Cat 5 cables and Coax Cable for your telecom needs! The exterior of the home showcases a new roof, windows, and HVAC system and all New Ducting and all New Attic Insulation, promising both comfort and energy efficiency. The yard is enclosed by a mix of vinyl fencing and a black wall with Pilasters elegantly accented with stone all matching the home's decor, creating a serene sanctuary. The custom drive-thru garage boasts an epoxy floor, offering ample parking and storage space and a New Washer and Dryer. The Epoxy System covers not only the garage, but the drive thru parkway as well as porches and patios. there is even a new sink and Barbeque for your convenience and entertaining needs! Whether enjoying the warmth of the fireplace in the family room or unwinding on the wrap-around porch accessible with custom sliding glass doors from each bedroom, this home invites relaxation. Additional features include RV access, Dumping station and RV Plug in, EV Charger, a new electrical panel and brass rain gutters. With its array of upgrades and meticulous attention to detail, this residence is a must-see for those seeking a modern yet inviting place to call their own. Conveniently located within walking distance of Knott's Berry Farm, close to major freeways, and surrounded by fine dining and entertainment options, this home offers a lifestyle of luxury and convenience that will be cherished for years to come.*



To View the Virtual Tour of this property please visit

[www.7451Western.com](http://www.7451Western.com)

