

# **\$550,000 - 1320 Brooktree Circle, West Covina**

MLS® #CV25023923

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## **\$550,000**

2 Bedroom, 2.00 Bathroom, 870 sqft

Residential on 1 Acres

N/A, West Covina,

Welcome to the PERFECT starter or downsizing home! Nestled in a highly desirable and peaceful community, this charming townhome offers the ideal location for those seeking both comfort and convenience.

Inside, youâ€™ll find two generously sized bedrooms and a cozy living area that invites relaxation. The galley-style kitchen is designed for efficiency, with plenty of storage space, and a breakfast nook perfect for casual meals. Recessed lighting throughout the common areas adds a modern touch, while ceiling fans in every room ensure a cool, comfortable atmosphere year-round. The home features beautiful laminate flooring in the living areas, with plush carpeting in the bedrooms. Enjoy the convenience of indoor laundry with washer/dryer hookups and rest easy knowing the home is equipped for all electrical appliances. Central air and heat, along with updated double-pane vinyl windows, offer comfort and energy efficiency. Step outside to your private patioâ€”ideal for grilling, relaxing, or creating a pet-friendly space. Two dedicated parking spaces are included, with additional street parking available in the cul-de-sac for guests. Enjoy the well-maintained community park, basketball court, pool and spa all year round. Conveniently located near shopping centers, Golf course, the West Covina Sports Complex, and major freeways, this home provides easy access to everything you need. Donâ€™t miss your chance to make this your 2025 homeâ€”schedule a showing today!



Built in 1972

## Essential Information

MLS® #	CV25023923
Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	870
Acres	1.17
Year Built	1972
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	George Cordova
Listing Office	EXP REALTY OF CALIFORNIA INC

## Community Information

Address	1320 Brooktree Circle
Area	669 - West Covina
Subdivision	N/A
City	West Covina
County	Los Angeles
Zip Code	91792

## Amenities

Amenities	Call for Rules, Dog Park, Maintenance Grounds, Pets Allowed, Playground, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Assigned, Carport, Off Street, One Space
Garages	Assigned, Carport, Off Street, One Space
View	Neighborhood
Has Pool	Yes
Pool	Community, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Windows	Double Pane Windows
Roof	Composition

Foundation	Slab
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## Interior

Interior	Laminate, Carpet
Interior Features	Breakfast Area, All Bedrooms Down, Ceiling Fan(s), Recessed Lighting
Appliances	Dishwasher, Electric Range, Electric Water Heater, Range Hood
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Rowland Unified
Elementary	Naples
Middle	Giano
High	Nogales

## Additional Information

Date Listed	February 2nd, 2025
Days on Market	22
Zoning	WCPCD1*
Short Sale	N
RE / Bank Owned	N

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