

\$910,000 - 7451 Western Avenue, Buena Park

MLS® #IG25060138

\$910,000

3 Bedroom, 2.00 Bathroom, 1,132 sqft
Residential on 0 Acres

N/A, Buena Park,

Back on the Market with a massive price Reduction! Donâ€™t be afraid to make an offer***See Our Amazing 360 degree Virtual Tour*** 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 block 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. (SEE BUILD SHEET IN
ATTACHMENTS)

Built in 1955

Essential Information

MLS® #	IG25060138
Price	\$910,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Robert Livingston
Listing Office	Realty World Main Street

Community Information

Address	7451 Western Avenue
Area	82 - Buena Park
Subdivision	N/A
City	Buena Park

County	Orange
Zip Code	90620

Amenities

Parking Spaces	9
Parking	Carport, Door-Multi, Driveway, Driveway Level, Garage, Garage Faces Front, RV Access/Parking, RV Hook-Ups
# of Garages	2
Garages	Carport, Door-Multi, Driveway, Driveway Level, Garage, Garage Faces Front, RV Access/Parking, RV Hook-Ups
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	Street Level
Roof	Composition, Shingle
Construction	Stucco
Foundation	Raised

Interior

Interior	Laminate, Wood
Interior Features	Ceiling Fan(s), Primary Suite, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Fullerton Joint Union High
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Additional Information

Date Listed	April 1st, 2025
Days on Market	221
Short Sale	N
RE / Bank Owned	N

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