

# \$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! Don'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

## Additional Information

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

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