

# **\$639,900 - 2747 Kathleen Street, Riverside**

MLS® #IV25005932

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## **\$639,900**

3 Bedroom, 2.00 Bathroom, 1,710 sqft  
Residential on 0 Acres

N/A, Riverside,

FANTASTIC location at a great price! Nestled in a highly desirable neighborhood, 2747 Kathleen is situated on a quiet cul-de-sac that backs to historic Victoria Avenue. This prime corner lot offers tranquility and convenience, and with a spacious family room addition completed in the 80's, this home provides ample room to grow and entertain.

Step inside to discover a freshly updated interior, including brand-new paint throughout and a charming kitchen that blends modern functionality with classic appeal. Enjoy the sleek new quartz countertops, a chic checkerboard backsplash, and newly painted cabinets that make this kitchen feel good as new. And with an expansive dining area near the kitchen, there are endless opportunities to expand and tailor this area according to your needs.

The inviting living spaces feature TWO cozy fireplaces, one in the living room and the other in the family room, perfect for relaxing evenings together. Vaulted ceilings make the home feel spacious, and energy efficient dual pane windows help keep your home cool! The low-maintenance backyard is ideal for those seeking a serene outdoor space without the hassle of extensive maintenance, complete with a private covered patio area that adds to the home's charm. Additionally, the side driveway area provides plenty of space for extra vehicles, boats, or recreational toys—an



invaluable bonus for those who need storage!

Don't miss out on this rare opportunity to live in a great neighborhood AND in a home that can truly grow with you. It's hard to find that combination at this price!

Built in 1975

**Essential Information**

MLS® #	IV25005932
Price	\$639,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,710
Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Mid-Century Modern
Status	Closed
Listing Agent	Susan Ray
Listing Office	WESTCOE REALTORS INC

**Community Information**

Address	2747 Kathleen Street
Area	252 - Riverside
Subdivision	N/A
City	Riverside
County	Riverside
Zip Code	92506

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Driveway Up Slope From Street, RV Potential, See Remarks

# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Driveway Up Slope From Street, RV Potential, See Remarks
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinkler System, Corner Lot, Gentle Sloping, Rectangular Lot, Sloped Down, Sprinklers Manual
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Eat-in Kitchen, Quartz Counters, Recessed Lighting, Storage, All Bedrooms Down, Beamed Ceilings
Appliances	Dishwasher, Gas Oven, Gas Range, Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Raised Hearth
# of Stories	1
Stories	One

## School Information

District	Riverside Unified
Elementary	Washington
Middle	Gage
High	Polytechnic

## Additional Information

Date Listed	January 9th, 2025
Days on Market	4
Zoning	R1

Short Sale                      N

RE / Bank Owned        N

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