

\$1,165,000 - 9308 Via Amorita, Downey

MLS® #MB25100108

\$1,165,000

3 Bedroom, 3.00 Bathroom, 1,995 sqft
Residential on 0 Acres

N/A, Downey,

Welcome to this rare opportunity to own a move in ready, single story home in the highly sought after Northeast Downey neighborhood. This warm and inviting 3 bedroom, 2.5 bathroom residence offers a perfect blend of comfort, functionality, and location- ideal for families looking to settle into a well-loved space.

Fresh interior and exterior paint and brand new, double pane windows and laminate flooring add a modern touch to the home's classic charm. The spacious family room, featuring one of the home's two fireplaces, is perfect for gatherings, movie nights, or relaxing by the fire.

The large primary suite includes one of the home's most unique features: a direct line of sight through the backyard to the family room—perfect for keeping an eye on the kids while you unwind in your suite or step outside to relax.

The backyard is ideal for entertaining or unwinding with family. Whether hosting a BBQ, gardening, or watching the kids play, you'll enjoy both serenity and connection. The garage includes a newly applied epoxy-coated floor and large windows, creating a bright, clean space ideal for hobbies, workouts, or extra entertainment. It also has a 220V outlet with the capacity to support an EV charger—perfect for electric vehicle owners. Conveniently within walking distance to Doty Middle School and Rio San Gabriel Elementary, and just minutes from Downey



High School, shops, and restaurants, this home offers the perfect blend of suburban tranquility and easy access to everyday amenities.

With its inviting layout, thoughtful design, and prime location, this is a rare chance to own a truly family-friendly home in one of Downey’s most desirable neighborhoods.

Built in 1953

Essential Information

| | |
|----------------|---------------------------|
| MLS® # | MB25100108 |
| Price | \$1,165,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,995 |
| Acres | 0.18 |
| Year Built | 1953 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Traditional, Ranch |
| Status | Closed |
| Listing Agent | Samantha Saldana |
| Listing Office | CENTURY 21 REALTY MASTERS |

Community Information

| | |
|-------------|--|
| Address | 9308 Via Amorita |
| Area | D1 - Northeast Downey, N of Firestone, E of Downey |
| Subdivision | N/A |
| City | Downey |
| County | Los Angeles |
| Zip Code | 90241 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Available, Sewer Connected, Water Connected |
| Parking Spaces | 6 |

| | |
|--------------|--------------------------------|
| Parking | Driveway, Garage, RV Potential |
| # of Garages | 2 |
| Garages | Driveway, Garage, RV Potential |
| View | Neighborhood |
| Pool | None |
| Security | Smoke Detector(s) |

Exterior

| | |
|-------------------|---|
| Exterior | Stucco |
| Exterior Features | Lighting |
| Lot Description | Back Yard, Front Yard, Sprinkler System |
| Windows | Double Pane Windows |
| Roof | Shingle, Asphalt |
| Construction | Stucco |
| Foundation | Raised |

Interior

| | |
|-------------------|---|
| Interior | Laminate |
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, Primary Suite, Walk-In Closet(s), Brick Walls, Tile Counters |
| Appliances | Dishwasher, Gas Range, Microwave, Refrigerator |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Family Room, Living Room |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|------------|-----------------|
| District | Downey Unified |
| Elementary | Rio San Gabriel |
| Middle | East |
| High | Downey |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 21st, 2024 |
| Days on Market | 6 |
| Zoning | DOR175 |
| Short Sale | N |

RE / Bank Owned N

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