

# \$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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