

\$1,368,888 - 6446 San Andres Avenue, Cypress

MLS® #NP24241169

\$1,368,888

4 Bedroom, 3.00 Bathroom, 2,473 sqft

Residential on 0 Acres

N/A, Cypress,

Nestled in the heart of Cypress, CA – a central location with the perfect blend of urban convenience and suburban tranquility – you will find 6446 San Andres Avenue, an ideal haven for those who desire both comfort and convenience. This charming residence boasts 2,473 square feet of thoughtfully designed space, featuring numerous updates since 2015, including a new roof, water heater, furnace, and A/C. The four spacious bedrooms (one down) and three bathrooms offer privacy and relaxation, while the living areas are perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is equipped with stainless steel appliances, a center island, and ample storage, ready to inspire great meals and memorable evenings. With two living rooms, high ceilings, and natural light, the home exudes a warm and inviting atmosphere. Step outside to your private backyard, where you'll discover an herb garden and fruit trees, adding a touch of nature and sustainability. The grass lawn and cozy patio provide an ideal space for hosting summer barbecues or soaking up the sun. Additionally, the fully-owned solar panels eliminate your electricity bill, making this home both welcoming and economical. The home's prime location offers close proximity to top-rated schools, including Cypress High School, Lexington Jr. High, and Margaret Landell Elementary, as well as quick access to the 405 and 605 freeways for an easy commute. You'll also enjoy being just



a short drive away from major airports, endless options for shopping and dining, and Southern California's breathtaking beaches. 6446 San Andres Avenue is more than just a home – it's your gateway to a dynamic lifestyle in a highly sought-after location. Don't miss your chance to seize this opportunity!

Built in 1973

Essential Information

MLS® #	NP24241169
Price	\$1,368,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,473
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Janelle File
Listing Office	Compass

Community Information

Address	6446 San Andres Avenue
Area	57 - Cypress N of Orangewood, S Of Katella
Subdivision	N/A
City	Cypress
County	Orange
Zip Code	90630

Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None

Pool None

Exterior

Lot Description Back Yard, Front Yard, Lawn

Interior

Interior Features Bedroom on Main Level

Heating Forced Air, Solar

Cooling Central Air

Fireplace Yes

Fireplaces Living Room

of Stories 2

Stories Two

School Information

District Cypress School District

Additional Information

Date Listed November 25th, 2024

Days on Market 9

Short Sale N

RE / Bank Owned N

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