

# **\$870,000 - 11602 Norma Lane, Garden Grove**

MLS® #PW24215974

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## **\$870,000**

3 Bedroom, 2.00 Bathroom, 1,373 sqft  
Residential on 0 Acres

Other, Garden Grove,

This gingerbread cottage style SFR is ideal for both owner-occupants and for investors! This property is a little rough around the edges and therefore we are discouraging FHA or minimum-down conventional financing; prefer 20%+ down payment conventional. The property features a concrete driveway to a 2-car detached garage with automatic opener and covered access from the people door on the side. The front door is protected from rain with a covered porch and opens to a formal entryway leading to the living room with a wood burning fireplace and glass slider doors opening to a covered patio and cinder block fenced tree-lined backyard. Off the front door entrance to the left is a convenient  $\frac{3}{4}$  bathroom that also serves the adjacent larger main bedroom which is thoughtfully separate from the remaining two bedrooms on the other side of the house. From the front door entrance to the right is a combination dining area and kitchen with tile counter tops, wood parquet flooring, vent hood, dishwasher, and double sinks with garbage disposal. The inside laundry room is adjacent with a back door that opens to the back yard and is near the breezeway on the south side which would be ideal for a dog run and also serves to access the covered people door at the garage. Also off the dining/kitchen area is a hallway which contains the forced air heat unit (central air unit is in the backyard) and features a full bathroom (combination tub/shower) with tiled floors and double sinks. His property is



conveniently located near many freeways and a short drive to Disneyland, Knotts Berry Farm and many other local tourist attractions, entertainment, shopping & dining. The seller does not accept blind offers or escalation clauses. Cash offers require 10% EMD or \$1,000 minimum, whichever is greater, and all Financed offers require 1% EMD or \$1,000 minimum, whichever is greater.

Built in 1957

**Essential Information**

MLS® #	PW24215974
Price	\$870,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,373
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Mike Potier
Listing Office	Boardwalk Properties

**Community Information**

Address	11602 Norma Lane
Area	64 - Garden Grove E of Euclid, W of Harbor
Subdivision	Other
City	Garden Grove
County	Orange
Zip Code	92840

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Available
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Parking Spaces	2
Parking	Garage, Door-Single, Garage Faces Side
# of Garages	2
Garages	Garage, Door-Single, Garage Faces Side
View	Neighborhood
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Front Yard, Rectangular Lot
Roof	Composition
Construction	Stucco

## Interior

Interior	Carpet, See Remarks
Interior Features	All Bedrooms Down
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Garden Grove Unified
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## Additional Information

Date Listed	October 17th, 2024
Days on Market	45
Short Sale	N
RE / Bank Owned	Y

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