

# **\$1,295,000 - 4210 Avenida Sevilla, Cypress**

MLS® #PW25067622

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## **\$1,295,000**

4 Bedroom, 3.00 Bathroom, 2,614 sqft

Residential on 0 Acres

Cypress Greenbrook, Cypress,

Location! Location! Location! Great Curb Appeal with Large & Friendly Front Porch, Tuscan Style Tile Roof, Brick Chimney and Trim and Colorful Landscape! Dramatic Double Door Formal Entry with a Pool View, Classic 60s Wet Bar and Wood Plank LVT! Impressive 2-Story Formal Living Room with Impressive Open Staircase, Balcony and Classic Step-Down "Conversation Pit" with Cozy Fireplace! Spacious Formal Dining Room with Garden View! Large Pool View Family Room! Spacious Remodeled Kitchen with Granite Counters, Walk-In Pantry and Breakfast Bar! Large Backyard with Rare Zero Lot Line Which Gives You A Highly Usable Side Yard To Accommodate Your Custom Pool With Plenty of Yard and Large AlumaWood Covered Patio! Inside Laundry! Fresh New Carpet Throughout Living Room and 2nd Floor! Dozens of New LED Flush Mount Lights to Illuminate Your Abode! Generous Primary Suite With Princess Balcony Overlooking Your Pool and Backyard! Spacious Primary Bath with Oversized Shower, Double Vanity, and Spacious Wardrobes! Three More Spacious Bedrooms Upstairs! 4th Bedroom Could be Bonus Room or 2 More Bedrooms! Walking Distance to Top Rated Landell, Lexington, and Oxford Academy! Walking Distance to Veterans Park and many Dining Options! Just Minutes to Seal Beach's Family Friendly "Old Town" and Surf Friendly Beaches, Regional Parks, Golfing, Shopping Malls! Best of OC and LA



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Built in 1968

### Essential Information

MLS® #	PW25067622
Price	\$1,295,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,614
Acres	0.12
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Dave Chamberlain
Listing Office	Team Chamberlain Realty Exe.

### Community Information

Address	4210 Avenida Sevilla
Area	80 - Cypress North of Katella
Subdivision	Cypress Greenbrook
City	Cypress
County	Orange
Zip Code	90630

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Garage Faces Front, Garage, Concrete
# of Garages	2
Garages	Door-Single, Garage Faces Front, Garage, Concrete
View	Neighborhood
Has Pool	Yes

Pool	Gunitite, In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Brick, Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinklers In Front, Lawn, Near Park, Sprinkler System
Roof	Tile
Construction	Brick, Stucco
Foundation	Slab

## Interior

Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Dressing Area, Pantry, See Remarks
Appliances	Dishwasher, Electric Oven, Electric Range, Disposal, Microwave, Refrigerator
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Anaheim Union High
Elementary	Landell/Arnold
Middle	Lexington/Oxford
High	Cypress/Oxford

## Additional Information

Date Listed	March 27th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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