

# **\$1,150,000 - 4441 Avocado Avenue, Yorba Linda**

MLS® #PW25129051

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## **\$1,150,000**

3 Bedroom, 2.00 Bathroom, 1,439 sqft

Residential on 0 Acres

Other, Yorba Linda,

Delightful single story ranch home on an 8,500 sqft. corner lot ~ Recently installed plush Berber Dreamweaver carpeting, crown molding, enhanced baseboards, Fresh interior paint and etched windows give this charming home lots of character ~ Foyer entry into a formal living room with fireplace enhanced with a custom mantle ~ Lots of additional amenities include recessed lighting, dual paned windows, custom window shades and Plantation shutters ~ Light and bright remodeled kitchen features convenient center island, 5 burner Viking range with vent hood, sunny window, side entry sliding door to patio, stainless appliances and spacious dining area ~ Convenient inside laundry closet off the kitchen ~ Primary bedroom features remodeled private bath with walk in shower and above counter sink ~ Additional 2 bedrooms are ample in size and share a remodeled hall bathroom ~ Incredible rear yard with lots of room for casual living and dining areas ~ Covered patio surrounded with stone hardscape and manicured lawns makes this a entertaining back yard ~ Awesome exterior paint! This home has exceptional curb appeal!



Built in 1963

## **Essential Information**

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Price \$1,150,000

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,439
Acres	0.20
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Steven Vartanian
Listing Office	First Team Real Estate

### Community Information

Address	4441 Avocado Avenue
Area	85 - Yorba Linda
Subdivision	Other
City	Yorba Linda
County	Orange
Zip Code	92886

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Pool	None

### Exterior

Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn
Windows	Blinds, Custom Covering(s), Double Pane Windows, Plantation Shutters
Roof	Composition

### Interior

Interior	Carpet, Tile, See Remarks
Interior Features	Open Floorplan, Recessed Lighting, Bedroom on Main Level, All Bedrooms

	Down, Crown Molding, Main Level Primary
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Placentia-Yorba Linda Unified
Elementary	Mabel Paine
Middle	Yorba Linda
High	Yorba Linda

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	85
Short Sale	N
RE / Bank Owned	N

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