

\$194,500 - 8901 Eton Avenue # 2, Canoga Park

MLS® #SR24209275

\$194,500

2 Bedroom, 2.00 Bathroom, 1,440 sqft

Manufactured In Park on 0 Acres

N/A, Canoga Park,

PRISTINE GATED COMMUNITY

EXCELLENCE PLUS ADDED VALUE LOW
SPACE RENT 954 INCLUDES WATER 2
BEDROOM 2 BATH + DEN

HOME FEATURES INCLUDE: 1440 Square
Feet of Fabulous Living Space! Attention to
the finest detail has been given to this home of
distinction with custom ceilings and crown
moldings. Each room is perfectly proportioned
with neutral interior throughout. Spacious
Living Room, Formal Dining Room, Large
kitchen inclusive of a new LG refrigerator,
newer stove, dishwasher, pantry and generous
counter space are all to a warm welcome.

The Den / Bonus Room, Huge Master
Bedroom with an often coveted door wall,
mirrored wardrobe are features in perfect
harmony to the master bath with a dressing
suite, vanity and shower over tub. The Guest
Bedroom currently used as an office is
adjoined to the beautiful Jack and Jill Guest
Bath which offers a full Walk in Shower.
Highest grade in flooring throughout includes
laminate, vinyl and carpet. The Separate
Laundry Room includes the Washer and
Dryer. Featured throughout is an abundance
of cabinetry and storage. The Oversized Entry
Porch Decking, is perfect for friendly
gatherings. Sturdy Earthquake Bracing,
Central Air Conditioning/Heating, 2 Car
Covered Carport, Companion Shed and Low



Space Rent of 867.62 which includes the water make this Well Built Home your perfect pairing! PHOTOS TO FOLLOW
Eton Mobile Community is a People and Pet Friendly 55+ Hospitable Home Community. Gleaming Pool, Clubhouse, are few of the wonderful amenities. Monthly Social Gatherings & Events, Convenience to 118 Freeway, Public Transport, Metro Orange Line, Shopping, Dining. Beautifully maintained, Superior in Management make this 5 Star Rated Community a Shining Star in San Fernando Valley.

Broker & Broker's agents do not represent or guarantee the accuracy of the sqft, bedroom/bathroom count, lot size dimensions, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspection and w/appropriate professionals to satisfy themselves and rely only on that.

Built in 1969

Essential Information

MLS® #	SR24209275
Price	\$194,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	0.00
Year Built	1969
Type	Manufactured In Park
Status	Closed
Listing Agent	Melinda Rogow Maman
Listing Office	Blue Diamond Realtors

Community Information

Address 8901 Eton Avenue # 2

Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

Amenities

Utilities	Water
Parking Spaces	2
Parking	Attached Carport, Covered, Tandem
Garages	Attached Carport, Covered, Tandem
Has Pool	Yes
Pool	Community, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	ZeroToOneUnitAcre
Foundation	Pillar/Post/Pier, Quake Bracing

Interior

Interior	Carpet, Laminate, See Remarks
Interior Features	Crown Molding, Dressing Area, Jack and Jill Bath
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Free-Standing Range, Gas Range, Gas Water Heater, Washer
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	October 8th, 2024
Days on Market	109
Short Sale	N
RE / Bank Owned	N

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