

# **\$870,000 - 6742 Sunnybrae Avenue, Winnetka**

MLS® #SR24220760

**\$870,000**

4 Bedroom, 2.00 Bathroom, 1,362 sqft

Residential on 0 Acres

N/A, Winnetka,

Welcome to this beautifully maintained home nestled on a quiet cul-de-sac in a tranquil Winnetka neighborhood. A fully gated property with lush hedges encompasses the front yard, accompanied by a shaded patio, perfect for entertaining family and friends. The home features four spacious bedrooms and two full bathrooms spanning 1,362 sq ft situated on a 7,564 sq ft lot. Stepping through the front door you are greeted with stunning vaulted ceilings which are amplified by the abundance of natural light, large array of windows and open living space. Beautiful bamboo flooring flows seamlessly throughout the home, providing a sense of comfort and warmth. The kitchen is complemented by spotless white tile countertops and backsplash, garden windows allow for outstanding visibility outside and a glass door allows direct access to the backyard, perfect California indoor-outdoor living. Boasting a spacious private primary bedroom with attached en-suite where you will enjoy a steam shower with built in bench providing an ideal space for relaxation. Additional amenities include an attached two car garage which provides direct access into the home, paid off solar panels, an upgraded electrical panel and copper plumbing. The back yard offers a generous amount of parking spaces as well as easy access for RV parking including a 50 amp RV hook up available. A secure sliding gate with direct alley access makes parking simple and convenient. Mature fruit trees can be found in the backyard and



are accompanied by a drought resistant landscape making it ideal for low maintenance care. This property resides in a prime location, conveniently located nearby Peirce College and a short drive to the Topanga Village or Topanga Mall, providing a multitude of entertainment, restaurants and shopping for all ages. The property is truly a gem and wont last long, don't miss your opportunity to make new memories with family and friends.

Built in 1954

## Essential Information

MLS® #	SR24220760
Price	\$870,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,362
Acres	0.17
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Joseph Duran
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	6742 Sunnybrae Avenue
Area	WIN - Winnetka
Subdivision	N/A
City	Winnetka
County	Los Angeles
Zip Code	91306

## Amenities

Utilities	Electricity Connected, Water Connected, Natural Gas Connected, Sewer Connected
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Parking Spaces	2
Parking	Driveway, Garage, RV Potential
# of Garages	2
Garages	Driveway, Garage, RV Potential
View	None
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior	Frame, Stucco
Exterior Features	Rain Gutters, Lighting
Lot Description	Back Yard, Front Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Landscaped
Windows	Double Pane Windows
Roof	Shingle, Composition
Construction	Frame, Stucco
Foundation	Slab

## Interior

Interior	Tile, Bamboo
Interior Features	Breakfast Bar, Open Floorplan, Recessed Lighting, Entrance Foyer, Primary Suite, Beamed Ceilings, Tile Counters
Appliances	Dishwasher, Gas Range, Gas Oven
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	November 1st, 2024
Days on Market	44
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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