

# **\$790,000 - 22645 Festividad Drive, Saugus**

MLS® #SR25039753

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## **\$790,000**

3 Bedroom, 2.00 Bathroom, 1,683 sqft  
Residential on 0 Acres

Emblem (EMBL), Saugus,

Opportunity Knocks! Charming Single-Story Private Corner Home. Welcome to this beautifully maintained 3-bedroom, 2-bathroom home, complete with a HUGE family/game room and a spacious Sunroom. Step inside to find a bright and open living room, perfect for both relaxing and entertaining. The home features new interior paint, smooth high ceilings, recessed lighting, and ceiling fans in every room for added comfort. Home is located in the highly coveted Emblem Tract neighborhood of Saugus. Walking distance to Emblem (STEM) Academy, a school that has received numerous and prestigious recognitions, including National Blue-Ribbon School. The attached 2-car garage, complete with epoxy flooring, provides direct access to the home and leads to a dedicated laundry area with space for a side-by-side washer and dryer, plus extra cabinets/storage. Enjoy the convenience of being near Central Park with its hiking, biking, and walking trails, along with quick access to Westfield Valencia, Whole Foods, Trader Joe's, Vons, College of the Canyons, and an abundance of local dining and shopping. This is a fantastic opportunity to personalize this well-loved home and make it your own. No HOA & No Mello-Roos!



Built in 1963

## **Essential Information**

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Price	\$790,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,683
Acres	0.18
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shilpi Singh
Listing Office	HomeSmart Evergreen Realty

### Community Information

Address	22645 Festividad Drive
Area	BOUQ - Bouquet Canyon
Subdivision	Emblem (EMBL)
City	Saugus
County	Los Angeles
Zip Code	91350

### Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
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### Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### School Information

District

William S. Hart Union

Additional Information

Date Listed

February 21st, 2025

Days on Market

21

Zoning

SCUR2

Short Sale

N

RE / Bank Owned

N

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