

\$804,900 - 28620 Kathleen Avenue, Saugus

MLS® #SR25156763

\$804,900

3 Bedroom, 2.00 Bathroom, 1,562 sqft

Residential on 0 Acres

Mountain View (MTVU), Saugus,

MAJOR PRICE REDUCTION - \$20K!!

FABULOUS OPPORTUNITY on this charming single level home featuring fresh interior paint, remodeled and updated kitchen with new engineered quartz countertops, two custom engineered quartz cutting boards on counters, new cabinets, new sink, soft-close drawers, recessed lighting, new gorgeous ceramic tile flooring and new stainless steel refrigerator with icemaker. The bathrooms feature new vanities with backsplash, engineered quartz countertops, new sinks and new medicine cabinets. Both baths have ceramic tile flooring, glass doors for tiled showers and new exhaust fans. The living room with adjacent dining area, and all three bedrooms have new 100% waterproof engineered hardwood flooring with a Lifetime Limited Residential Warranty, and new base mouldings throughout. Bedroom number two has new closet doors. This room was extended from original floorplan by removing interior laundry room. Washer and dryer now in garage. Double door entry, new inside modern entry light fixture, ceiling fans in all bedrooms, family room, and dining area off living room. New doorbell. Gas fireplace in family room, and new led recessed lighting throughout home. This lovely home has dual pane windows, veneer stone siding at front of house creates fabulous curb appeal with excellent elevation from street, wrought iron fencing on slump stone, wrought iron gates, slump stone walls on sides and rear, brick accents, well-maintained property. Some new



exterior paint on stucco, eaves and patio cover, and large quality storage and work shed in rear yard has been painted as well. Gated and covered RV access enhances this property, and houses two A/C compressors; one for house, and one for this handyman's garage with two workbenches, and loads of cupboard space for storage. The rear yard features a covered patio with exterior fans, built-in BBQ, storage shed, manicured yards, planters, decking, and an in-ground generous size fiberglass spa. Spa heater is absent, however, filter is intact. New low voltage Malibu lights in front and rear. Solar panels are leased. Buyer to assume, information in MLS supplements. Good location and condition. No HOA, no MELLO ROOS. This is a beauty, don't miss! SELLER JUST REDUCED!

Built in 1979

Essential Information

MLS® #	SR25156763
Price	\$804,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,562
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Kathleen Mac Intosh
Listing Office	Tartan Realty

Community Information

Address 28620 Kathleen Avenue

Area	BOUQ - Bouquet Canyon
Subdivision	Mountain View (MTVU)
City	Saugus
County	Los Angeles
Zip Code	91390

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected
Parking Spaces	2
Parking	Direct Access, Garage, Garage Door Opener
# of Garages	2
Garages	Direct Access, Garage, Garage Door Opener
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Drywall, Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System
Windows	Double Pane Windows, Screens
Roof	Concrete, Flat
Construction	Drywall, Stucco
Foundation	Slab

Interior

Interior	Wood, Tile
Interior Features	All Bedrooms Down, Ceiling Fan(s), Eat-in Kitchen, Primary Suite, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Gas Oven, Microwave, Refrigerator, Disposal, Dryer, Free-Standing Range, Gas Cooktop, Gas Range, Gas Water Heater, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Starter
# of Stories	1
Stories	One

School Information

District William S. Hart Union

Additional Information

Date Listed April 8th, 2025

Days on Market 33

Zoning SCUR2

Short Sale N

RE / Bank Owned N

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