

# \$545,000 - 7501 Winnetka Avenue, Winnetka

MLS® #SR25231971

**\$545,000**

2 Bedroom, 3.00 Bathroom, 1,585 sqft

Residential on 3 Acres

N/A, Winnetka,

This beautifully maintained 2 bed, 2  $\frac{1}{2}$  bath, nearly 1600 sq ft end-unit townhome blends space, comfort, and timeless appeal within a secure gated community, part of the sought after Franciscan complex at the center of Winnetka. Filled with natural light and pride of ownership, the home features a bright, open floor plan with smooth ceilings, plantation shutters, dual pane windows, and durable, luxury vinyl flooring throughout. The inviting living room opens to a large dining area, versatile enough to serve as an informal living space with sliding glass door out to the back patio. The remodeled kitchen forms the heart of the home, perfect for entertaining or enjoying preparing meals, offering granite counters, light cabinetry with stylish glass fronts, stainless steel appliances, and recessed lighting set in a tray ceiling. An updated  $\frac{1}{2}$  bath on the first level is convenient for guests. Up the stairs, brightened by a large skylight, are two en-suite bedrooms. The spacious primary suite features dual closets, a ceiling fan, and a sliding glass door to a private balcony, with a beautifully redone bath offering a dual sink vanity and a large walk-in shower with tile enclosure and built-in seat. The secondary suite includes plantation shutters, dual closets, and its own remodeled  $\frac{3}{4}$  bath with dual sinks. Additional features include an updated electrical panel, and newer HVAC system ensure modern comfort and reliability. Out back is a private covered patio bordered by



brick planters and a wood fence, perfect for relaxing or entertaining. Beyond is the detached two-car garage with laundry hookups and access from the private drive behind. Part of the Franciscan III community, the home has access to the community grounds, pool, and spa. Move-in ready yet offering the opportunity to personalize over time, this bright and well-cared-for home captures the best of comfort and practicality in a desirable Winnetka location near shopping, parks, and major commuter routes. Don't miss out on this one!

Built in 1977

## Essential Information

MLS® #	SR25231971
Price	\$545,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,585
Acres	3.21
Year Built	1977
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Stephanie Vitacco
Listing Office	Equity Union

## Community Information

Address	7501 Winnetka Avenue
Area	WIN - Winnetka
Subdivision	N/A
City	Winnetka
County	Los Angeles
Zip Code	91306

## Amenities

Amenities	Pool, Spa/Hot Tub, Controlled Access, Water
Utilities	Overhead Utilities
Parking Spaces	2
Parking	Garage, Door-Single
# of Garages	2
Garages	Garage, Door-Single
View	None
Has Pool	Yes
Pool	Association
Security	Gated Community

## Exterior

Exterior	Frame, Stucco
Lot Description	Back Yard, Corner Lot, Yard
Windows	Double Pane Windows, French/Mullioned, Plantation Shutters
Roof	Common Roof
Construction	Frame, Stucco

## Interior

Interior	Vinyl
Interior Features	Balcony, Recessed Lighting, Storage, All Bedrooms Up, Ceiling Fan(s), Granite Counters, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Range, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
Middle	Sutter
High	Cleveland

## Additional Information

Date Listed	October 31st, 2025
Days on Market	17
Short Sale	N

RE / Bank Owned N

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