

# **\$445,000 - 7211 Cozycroft Avenue # 34, Winnetka**

MLS® #V1-25188

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## **\$445,000**

2 Bedroom, 2.00 Bathroom, 1,033 sqft  
Residential on 0 Acres

Not Applicable, Winnetka,

Welcome home to your oasis in the middle of a city-living lifestyle, in one of Winnetka's most sought after communities, Park Avenue! This 2 bedroom, 2 full bath fabulous condo will grab the attention of the smart homebuyer looking for the perfect retreat, with contemporary updates! Situated on a quiet side street across from a church, this unit - perched just above the building entrance with its Eastern-facing windows - boasts natural morning light, year-round. A shade tree in front and sliding glass doors leading to the balcony, makes you feel like you're not even in the city! This turn-key open living space seamlessly flows from the modern kitchen to the dining area with a large pass-through window. From there, the living room entertains with its soaring 9 foot high ceilings & cozy gas-burning fireplace framed by bricks. The large primary bedroom boasts a walk-in closet with shelves & an interior full bathroom. This condo offers 2 gated subterranean tandem parking spaces with the ability to install an additional permitted storage shed in front. Indulge in 'Resort Style Living' as you take advantage of the community's inviting lobby, refreshing pool & spa, as well as a community laundry room & gym. HOA includes Wi-Fi, cable, & trash, simplifying your life. With its modern updates, vibrant community and its convenience to shopping, restaurants, & entertainment, this property delivers a comfortable & stylish living experience. Don't miss the opportunity to call this home!



Built in 1984

## Essential Information

MLS® #	V1-25188
Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Julie Everitt
Listing Office	eXp Realty of California

## Community Information

Address	7211 Cozycroft Avenue # 34
Area	SF - San Fernando
Subdivision	Not Applicable
City	Winnetka
County	Los Angeles
Zip Code	91306

## Amenities

Amenities	Call for Rules, Controlled Access, Fitness Center, Game Room, Maintenance Grounds, Management, Meeting/Banquet/Party Room, Meeting Room, Pet Restrictions, Pool, Security, Spa/Hot Tub, Storage, Trash
Utilities	Cable Available, Natural Gas Available
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Association, Community
Security	Fire Detection System, Gated Community, Security Gate, Smoke Detector(s)

## Exterior

Lot Description	Greenbelt
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## Interior

Interior	Brick, Laminate, Tile
Interior Features	All Bedrooms Down, Balcony, Open Floorplan
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

## Additional Information

Date Listed	August 3rd, 2024
Days on Market	148
Short Sale	N
RE / Bank Owned	N

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