

Features of 823 Cooper Avenue, Garvanza

Listed for \$649,000

2 bedrooms, 1 bath

828 sq. ft. on an 11,606 sq. ft. lot

Built in 1947

- Located on a secluded cul-de-sac in the hills of Garvanza
- Freshly painted interior (2017)
- Updated bath with new vanity and tile (2017)
- Kitchen has ample storage space and breakfast bar
- Central air and heat (installed 2009)
- Newer wood flooring in living, hall, second bedroom (installed 2008), master bedroom (installed 2017)
- Water heater replaced (2017)
- Main sewer line replaced (2013)
- Automatic sprinklers (installed 2010)
- Composition roof (installed 2005)
- Separate laundry room
- Front fence and gate installed (2012)
- Detached garage with bonus room
- Huge back yard, provides plenty of opportunity for entertaining, gardening, play, and more
- Schools: San Pascual Elementary, Burbank Middle, Franklin High School (verify with LAUSD for enrollment possibilities)

TRACYKING

626.827.9795 | tracy.king@telesproperties.com

KEELYMYRES

323.243.1234 | keely.myres@telesproperties.com

Tracy King: California Real Estate #01048877 | Keely Myres: California Real Estate #01834633
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