

Features: 612 Cheviotdale Street, Highland Park

Listed for \$599,000

3 bedrooms, 2 baths

1,438 sq. ft. on a 6,292 sq. ft. lot

Built in 1963

- Located in the Garvanza neighborhood, part of the Historical Preservation Overlay Zone
- Central air and heat
- Roof is 12 years old
- Copper plumbing (Installed in 2002. Improved a few years ago so the master bathroom has a direct line instead of feeding from the kitchen)
- Every window was replaced with double-pane Milgard windows (Installed in 2008)
- Seismic retrofit done (approximately 2011)
- Palo Verde stone fireplace with gas starter
- Cork flooring in two bedrooms
- Open kitchen with breakfast nook
- Kitchen has newer counters and cabinets, dishwasher
- The kitchen flooring is Invictus Flexitech, in the Astro line (Installed 2012)
- When the cork was installed in the bedrooms, and when the kitchen flooring was done, the particle board subfloors in those areas were replaced with screwed-down plywood
- Bonus sunroom off of kitchen
- Automatic sprinkler system
- All irrigation redone within the last couple of years
- Zen garden landscape design is by Roy Wiskar (plans available)
- Large covered patio in back yard
- Low voltage landscape lighting with timer
- Two-car attached garage with automatic door opener
- Schools: Annandale Elementary, Burbank Middle School, Eagle Rock High School