

# JUST LISTED



## 12325 ADDISON ST VALLEY VILLAGE 91607

3 BEDS • 2 BATHS • 1,929 SF • 6,500 SF LOT • PRIME VALLEY VILLAGE • HUGE DEN

Stylishly Updated Home sits on a lovely street, in a coveted neighborhood. Living Room features Blonde Hardwood Floors w/a modern Brick Fireplace. Natural Light streams throughout the open concept, which connects to the large dining room. The open kitchen features Wood Cabinetry, Granite Counters, new tile flooring and all new LG Stainless Appliances. A Bright Nook, nestled off the kitchen, is perfect for casual breakfasts or even a home office space! Situated in the rear of the house is a vast but cozy Family Room/Den w/Pitched Ceilings & Recessed lighting. A Grand picture window overlooks the backyard, providing the most idyllic backdrop. Two Guest Bedrooms offer ample closet space, plus a full hallway bathroom. The private Main Suite boasts multiple closets & a remodeled bathroom w/new flooring, standing shower, vanity & fixtures. French Doors open from the dining area to the Secluded Backyard which offers the best of SoCal Living, ideal for gatherings & al-fresco dining. From systems to landscaping, to the cosmetic one look around this home & the tremendous amount of care & attention taken is evident. Located in Award Winning Colfax Charter School, minutes to Major Studios, Valley Village Park & Gelsons Market. This is a dream community: caring neighbors, strolling families coming together to prove it really does take a village... a Valley Village!

[www.12325Addison.com](http://www.12325Addison.com)



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