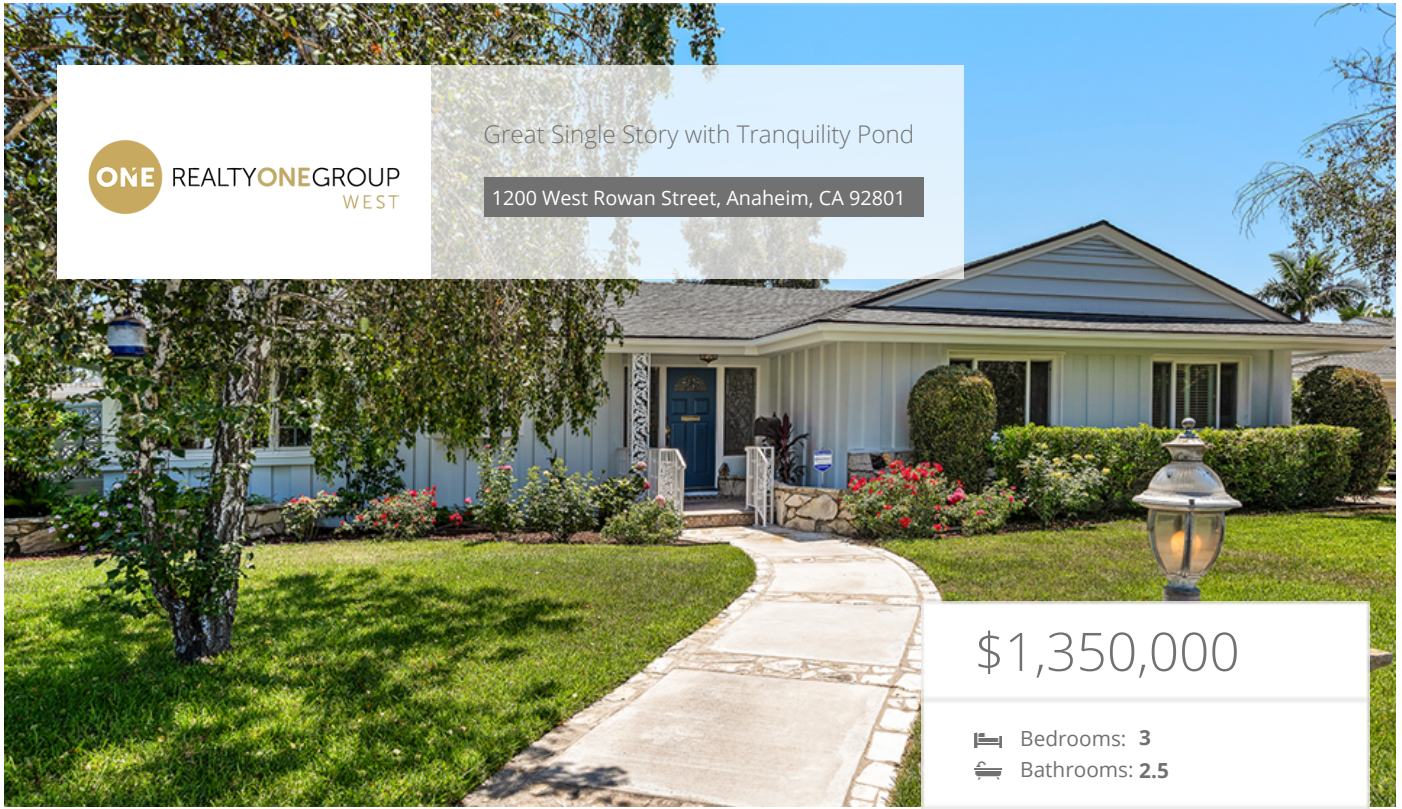




Great Single Story with Tranquility Pond

1200 West Rowan Street, Anaheim, CA 92801



\$1,350,000

- 🛏 Bedrooms: 3
- 🚿 Bathrooms: 2.5

EXTRAS:

- Living Space: 2,487 sq ft
- Lot Size: 10,379 sq ft

Property Description

Large and beautiful single story property located on a corner lot within the prestigious Westmont neighborhood. Great renovations over the years including this year! Kitchen appliances include wall oven and microwave, 4 burner gas range with custom hood, stainless steel refrigerator and dishwasher, duel kitchen sinks adjacent to a bay window. Wood cabinets are accented with black granite surfaces. The country kitchen style layout allows for an in-room eating area surrounded by corner windows with lots of natural light. There are custom ceiling light fixtures in the family room and great room/formal dining room. Both the family room and great room/formal dining room have a commanding fireplace that will accent any gathering. Plenty of storage within the house and additionally in the 2 car garage with custom flooring. The primary bedroom is privately located along the back of the house with sliding doors opening to an secluded above ground spa with backyard access. The primary bathroom has been upgraded to include a separate large shower and bath with spa jets. Two secondary bedrooms are spacious with one using a trick customized usable built-in bookshelf as a door to the closet. There is a tankless water heater in a utility area down kitchen hall and a "new" second tank water heater along the side of the house that was just fitted with its own new utility closet. According to tax records the property is approximately 2,487sqft. with a lot size of 10,379sqft. With house windows open you can hear the serene sounds of water splashing from the koi pond in the large backyard. There is a large enclosed side patio and the backyard to include an entertaining patio with built-in free standing propane BBQ with refrigerator, large grass area with pond, and fruit trees to include avocado, lemon, apple and orange. The front of the house faces Rowan Street and around the corner the driveway and garage faces Dwyer Drive. Plenty of street parking for this corner property. Recent major improvements in 2024 include: new roof, exterior and interior paint and new vinyl wood flooring in most living areas, hall and bedrooms accented with 5 inch base boards. Property is located almost 3 miles from Disneyland and closer to shopping, restaurants and more. Low tax base, No Mello-Roos, No HOA. The property has only one single step at the front porch entry and one single interior step towards the back of the house.



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