

# **\$494,000 - 1801 Katella Avenue # 3071, Anaheim**

MLS® #23268019

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**\$494,000**

1 Bedroom, 1.00 Bathroom, 728 sqft  
Residential on 0 Acres

N/A, Anaheim,

Freshly painted, very bright third floor unit (built in 2005) offers a cozy and private one bedroom and one bath in a desirable area of Platinum Triangle in Anaheim. The kitchen boasts granite countertops, dish washer, oven, gas stove, a new microwave oven and a newer Samsung French door counter-depth refrigerator that fits perfectly in the kitchen for easy access to all drawers and cabinets. New laminate flooring was installed recently throughout, and the spacious bedroom has a walk-in closet, a laundry closet with a recently installed GE matching washer and gas dryer and a bathroom which is accessible from both the bedroom and foyer area. A standard size dining room area is next to the bright and spacious living room. The floor plan also boasts a private balcony accessible from the living room and bedroom. The unit offers one of the best tree top views and mountain views in the building. A new HVAC unit was installed less than 2 years ago. A tankless water heater is in the storage unit on the balcony. Stadium Loft is located close to Disneyland Resort, Angel Stadium, and Honda Center, Grove, Century Theatres, The Island Golf Center, Anaheim Cove's Trail, UCI Medical Center, Home Depot and many gourmet restaurants and shopping centers are nearby including the Orange Outlet.

The gated and covered unit parking space is located on the third floor, in one of the closest spots in the parking structure to the unit. There



is ample guest parking available as well as an electric vehicle charging station at the parking structure. This incredibly quiet unit is remarkably close to the "North" elevator, one of two in the building which allows easy and quick access to East Wright Circle (side street) through the north entrance gate. The Stadium Lofts HOA fee provides High-Speed Cable Internet and a fast wireless router, resort-style swimming pool, spa, sauna, club house, lounge, indoor TV lounge, outdoor fireplace, kitchen, barbeque grills, outdoor walkways, 3 courtyards with fountain gardens and an updated landscape, newly equipped state-of-the-art gym equipment, all on the ground floor. The HOA fee covers the building insurance, common area maintenance, and HVAC air filter replacement and maintenance. The price is excellent and affordable. It will sell quickly. Please submit all offers with a loan pre-approval letter and proof of funds for a down payment. Thank you for your interest.

Built in 2005

### **Additional Information**

City	Anaheim
County	Orange
Zip	92805
MLS® #	23268019
Bedrooms	1
Bathrooms	1
Square Ft	728
Lot Size	0.00
Neighborhood	N/A
HOA Dues	\$325
HOA Dues Freq.	Monthly

### **Listing Details**

Listing Agent	Connie Son
Provided By:	Goshen Properties & Realty

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