

# **\$965,000 - 6441 Santa Catalina Avenue, Garden Grove**

MLS® #AR24015643

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## **\$965,000**

4 Bedroom, 2.00 Bathroom, 1,577 sqft  
Residential on 0 Acres

East Gate (ESGT), Garden Grove,

LOCATION, LOCATION, LOCATION. Nestled in a sought-after Garden Grove neighborhood in Orange County. This captivating residence offers 4 bedrooms and 2 bathrooms and is a testament to comfort, warmth and envision modern luxury once you put your finishing touch. This home is surrounded by well-manicured homes, on a cul-de-sac and sidewalks for those morning or evening walks. Upon entering you'll be welcomed by a bright and inviting space that flawlessly marries contemporary style and timeless charm. The focal point of this home is the massive kitchen adjacent to a flex space that can be used as a dining room or family room. The kitchen is a chef's paradise, featuring a perfect blend of aesthetics and functionality. It's a space that sparks culinary creativity and transforms meal preparation into a delightful experience. All 4 bedrooms are nicely sized and offer ample closet space with the primary bedroom providing a private, en suite bath. The spacious living room has a cozy fireplace and a large window overlooking the front yard. You will also find a large private backyard that is perfect for outdoor entertaining. Did I mention there is a 700 gallon pond with a dual ten gallon consistent filtration with a mixture of Koi and Comet Goldfish.

The property includes an attached 2-car garage, an expansive driveway for multiple cars, and RV parking. Additional features



includes central heat and air, inside laundry room, double pane windows, newer roof and solar panels. The ample solar panels is an enormous saving and helps to reduce if any your electricity bill. This home is conveniently situated close to restaurants, shops, venues, theme parks, hospitals and the 405, 22, and 91 freeway. Also within the highly rated GGUSD school district with Patton Elementary, Bell Intermediate and Pacifica High School. Come and take a look and fall in love with the neighborhood and your dream home.

Built in 1960

**Additional Information**

City	Garden Grove
County	Orange
Zip	92845
MLS® #	AR24015643
Bedrooms	4
Bathrooms	2
Square Ft	1,577
Lot Size	0.14
Neighborhood	East Gate (ESGT)
Levels	One
Garages	2
School District	Garden Grove Unified
HOA Dues	\$

**Listing Details**

Listing Agent	Javier Rodriguez
Provided By:	Keller Williams Realty

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