

\$2,995,000 - 9472 Brewer Way, Villa Park

MLS® #PW23030352

\$2,995,000

6 Bedroom, 6.00 Bathroom, 4,589 sqft
Residential on 1 Acres

Other, Villa Park,

Welcome to 9472 Brewer Way, a Move-In Ready Home with Magnificent Curb Appeal Located in the Highly Coveted City of Villa Park. This Dream Home Was Rebuilt in 2010, Sits on a 23,000+ Sq. Ft. Lot and Enjoys Six Bedrooms, Five and a Half Bathrooms, (One Bedroom and Two Bathrooms on the Main Floor), Upstairs Bonus Room (Potential Seventh Bedroom), New HVAC Units, Hardwood and Tile Flooring, Newer Hardscape, Dual Pane Windows and an Expansive Entertainerâ€™s Backyard. The Home Opens to the Formal Living Room with Built-In Shelving and Cabinetry. The Living Room Sits Adjacent to the Formal Dining Room That Features Custom Herringbone Flooring and Wood Beamed Ceiling. The Gourmet Kitchen Overlooks the Lush Backyard and Enjoys a Large Island as well as Peninsula Seating, High-End Viking Appliances, Custom Built-In Refrigerator, and a Breakfast Nook with Backyard Access. The Kitchen Opens Directly to the Family Room Creating a Great Room Which is Perfect For Entertaining. The Family Room Includes a Cozy Double Sided Fireplace, Wood Beamed Ceilings, Built-In Speakers, Office Nook, and Direct Access to the Backyard. The Oversized Master Retreat Enjoys a Vaulted Ceiling, Dual Vanities, Walk-In Shower with Dual Shower Heads, Freestanding Tub and Spacious Walk-In Closet with Custom Built-Ins. The Backyard Features Resort Style Amenities: Large Back Patio with Built-In Fire Pit,



Expansive Pergola, Pool, Spa, Sport Court, Grass Area, and Garden Beds. Indoor Laundry Room Conveniently Located Upstairs. Direct Access to the Three Car Garage with Epoxy Flooring and Built-In Storage Cabinets. Award Winning Villa Park Schools: Serrano Elementary, Cerro Villa Middle, and Villa Park High. Short Drive to Santiago Oaks Regional Park, Restaurants, Coffee Shops, Parks, and Horse/Hiking/Biking Trails. Easy Access to 55/91 Freeways and 241/261 Toll Roads. 9472 Brewer Way is a Must See!

Built in 1972

Additional Information

City	Villa Park
County	Orange
Zip	92861
MLS® #	PW23030352
Bedrooms	6
Bathrooms	6
Square Ft	4,589
Lot Size	0.55
Neighborhood	Other
Levels	Two
Garages	3
School District	Orange Unified
HOA Dues	\$

Listing Details

Listing Agent	John Katnik
Provided By:	Katnik Brothers R.E. Services

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