

\$999,000 - 6031 Modoc Road, Westminster

MLS® #PW23211114

\$999,000

4 Bedroom, 2.00 Bathroom, 1,682 sqft
Residential on 0 Acres

(OTHR)/Indian Village, Westminster,

*** BEAUTIFUL & HUGE CORNER LOT HOUSE IN WESTMINSTER ***

Introducing this charming real estate listing with immense potential for both homeowners and investors. Situated on a desirable corner lot, this property boasts a detached garage and offers numerous possibilities, including the potential for an ADU (Accessory Dwelling Unit) with a separate private entrance.

Upon entering, you'll be greeted by a spacious driveway, perfect for accommodating an RV. The interior of the home features four bedrooms and two bathrooms, providing ample space for a growing family or for hosting guests. With a living area of 1,682 square feet and a lot size of 7,298 square feet, there is plenty of room to enjoy.

The kitchen and bathrooms have been beautifully remodeled, creating a fresh and modern feel. New flooring has been installed throughout, offering both durability and style. Each bedroom is equipped with its own mini split for personalized climate control.

Bask in natural sunlight with bay windows in the kitchen and family room, as well as large windows throughout the home. The open concept kitchen seamlessly flows into the living room, creating an inviting and social atmosphere.

The generously sized living room has the



potential to be converted into a separate studio with its own entrance, making it ideal for a home office or rental unit.

The property also features a charming front porch and is currently enjoys a steady cash flow from rental, makes it an ideal opportunity for investors looking for immediate returns.. Conveniently located near Westminster Mall, the beach, Disneyland, the airport, Home Depot, banks, schools, and the 405 freeway, this listing offers both accessibility and convenience.

Don't miss out on this incredible opportunity to own a property with numerous possibilities and high potential for both personal enjoyment and investment. Schedule a showing today!

Built in 1957

Additional Information

City	Westminster
County	Orange
Zip	92683
MLS® #	PW23211114
Bedrooms	4
Bathrooms	2
Square Ft	1,682
Lot Size	0.17
Neighborhood	(OTHR)/Indian Village
Levels	Two
Garages	2
School District	Huntington Beach Union High
HOA Dues	\$

Listing Details

Listing Agent	Nhu White
Provided By:	Frontier Realty Inc

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