

# **\$1,250,000 - 11261 Montserrat Street, Cypress**

MLS® #PW24055615

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## **\$1,250,000**

3 Bedroom, 3.00 Bathroom, 2,593 sqft  
Residential on 0 Acres

N/A, Cypress, CA

Welcome to 11261 Montserrat St, perfectly positioned in the coveted College Park neighborhood. This quality S&S built home boasts over 2,500 square feet of living space, ensuring that your family will have ample room to grow and thrive! The main level features a comfortable living room with high ceiling creating an inviting atmosphere from the moment you walk through the front door. Just beyond you'll find the formal dining area perfect for hosting family dinners and gatherings. The open kitchen features granite counters, an abundance of cabinet space, and the double oven is ideal for the culinary enthusiasts. Discover the huge bonus room offering additional space for entertaining or relaxation. With a fireplace it's the perfect spot for cozy evenings. Nearby you'll find the convenient downstairs 3/4 bath, laundry room, and access to the two car garage adding to the functionality of the space. Upstairs the tastefully designed office/loft area with multiple sky lights and windows provide a serene and impressive work space with adjacent full bath. All three upstairs bedrooms are generously sized including the spacious primary bedroom with high ceiling, large windows, walk-in closet and direct access to the primary bath. The backyard space has privacy, a grass area, block wall fencing, and the customization possibilities are endless. Cypress is renowned for its top-rated award winning schools including the very desired Oxford Academy, and a welcoming community vibe. Don't forget



to explore the beautiful park within walking distance offering a haven for outdoor fun and recreati

Built in 1972

**Additional Information**

City	Cypress
County	Orange
Zip	90630
MLS® #	PW24055615
Bedrooms	3
Bathrooms	3
Square Ft	2,593
Lot Size	0.14
Neighborhood	OC - CYPRESS (90630)
Garages	2

**Listing Details**

Provided By:       Seven Gables Real Estate

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