

11432 Presidio Way | Garden Grove

Features & Benefits

HOUSE FRONT

- 2 Car Driveway
- Concrete walkway
- Covered front porch with seating area
- Low maintenance Water-conserving landscaping
- Drip and manual sprinkler

LIVING ROOM

- Floating Brick fireplace (gas burning) with wood mantle
- Recessed lighting
- Luxury laminate flooring
- Oversized dual pane window with electronic window shades
- Vaulted ceiling

KITCHEN

- Galley kitchen
- Lengthy breakfast bar
- Gas burner stove
- Water-line hookup
- Electric window shade
- Overlooks dining room
- Access to side yard

DINING ROOM

- Ceiling mounted chandelier
- Sliding glass door access to backyard (Electric blackout window shade)
- Wood window shutters

PRIMARY BEDROOM

- Expansive full-length closet with dual entry points
- Elegant window shades
- Plush carpet flooring
- Ceiling fan with light fixture

BATHROOM NO. 1

- Sleek vanity sink with flush-mounted mirrors
- Soaking tub

BEDROOM NO. 2

- Ceiling fan with light fixture
- Elegant window shades
- Plush carpet flooring
- Corner dual pane windows
- Closet with door access

BEDROOM NO. 3

- Wardrobe closet
- Elegant window shades
- Ceiling fan with light fixture
- Plush carpet flooring
- Closet with door access

BATHROOM NO. 2

- Sink vanity with additional storage
- Mirrored medicine cabinet
- Shower with recessed shelf
- Hanging storage cabinet
- Recently renovated

2 CAR GARAGE

- Side yard access
- Roll-up garage door remote controlled
- Laundry hook-ups
- Additional storage space

BACKYARD

- Main access from sliding glass door
- Diamond cut hardscaping
- Mature foliage and trees
- Spacious artificial turf area (Pet friendly turf)
- Private setting with high fence
- Block fence with 1-wood gate & 1 metal gate
- Detached storage shed
- Low maintenance Water-conserving landscaping
- Spacious side-yards

THROUGHOUT THE HOME

- Dual Pane windows
- Luxury laminate flooring
- Blackout shades throughout (except kitchen)
- Central heating and A/C
- Plumbing re-done to street
- Gas pipe re-done
- Composition roofing
- Raised foundation

1,339 Square Feet | 3 Bedrooms & 2 Bathrooms | 7,204 Lot SF | Built 1955
2 Car Garage

www.11432Presidio.com

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