

# 7038 DELCO AVENUE

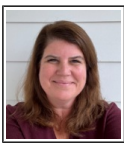
WINNETKA, CA 91306 | MLS #: TBD

**\$825,000** | 3 + BONUS BEDS | 2 BATHROOMS | 2 CAR PARKING | 1,454 SQUARE FEET



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Beautifully maintained 3 bedroom, 2 bathroom home with a versatile bonus room ideal for a den, office, playroom, or potential 4th bedroom, located in a wonderful neighborhood. Thoughtfully updated over the years, the home features a remodeled kitchen with granite countertops, custom cabinetry, oversized farmhouse sink, and an inviting layout designed for everyday living. The living room features a fireplace, adding warmth and character to the space. Both bathrooms have been tastefully updated, including a private primary suite bath. Additional improvements include updated flooring, remodeled closets, upgraded insulation, newer HVAC system, updated ducting, and various electrical and system upgrades throughout the home. Indoor laundry room. The spacious backyard offers a large grassy area, mature shade tree, and expansive concrete patio perfect for outdoor dining, entertaining, or simply relaxing outdoors. House also have mature lemon and orange trees! An inviting home offer...



## AGENT INFORMATION

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## ABOUT SUZAN KOZMAN

### Education and Training

- MBA, Pepperdine University
- BS Mathematics, University of California Santa Barbara
- Project Management Certified, University of Colorado at Denver
- Project Manager, Blue Cross of California / WellPoint
- Project Manager, Homestore.com...

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