

3717 WEST AVENUE K13, LANCASTER, CA, 93536

3 BD | 2 BA | 1,432 SQ. FT | 6,748 SQ. FT LOT

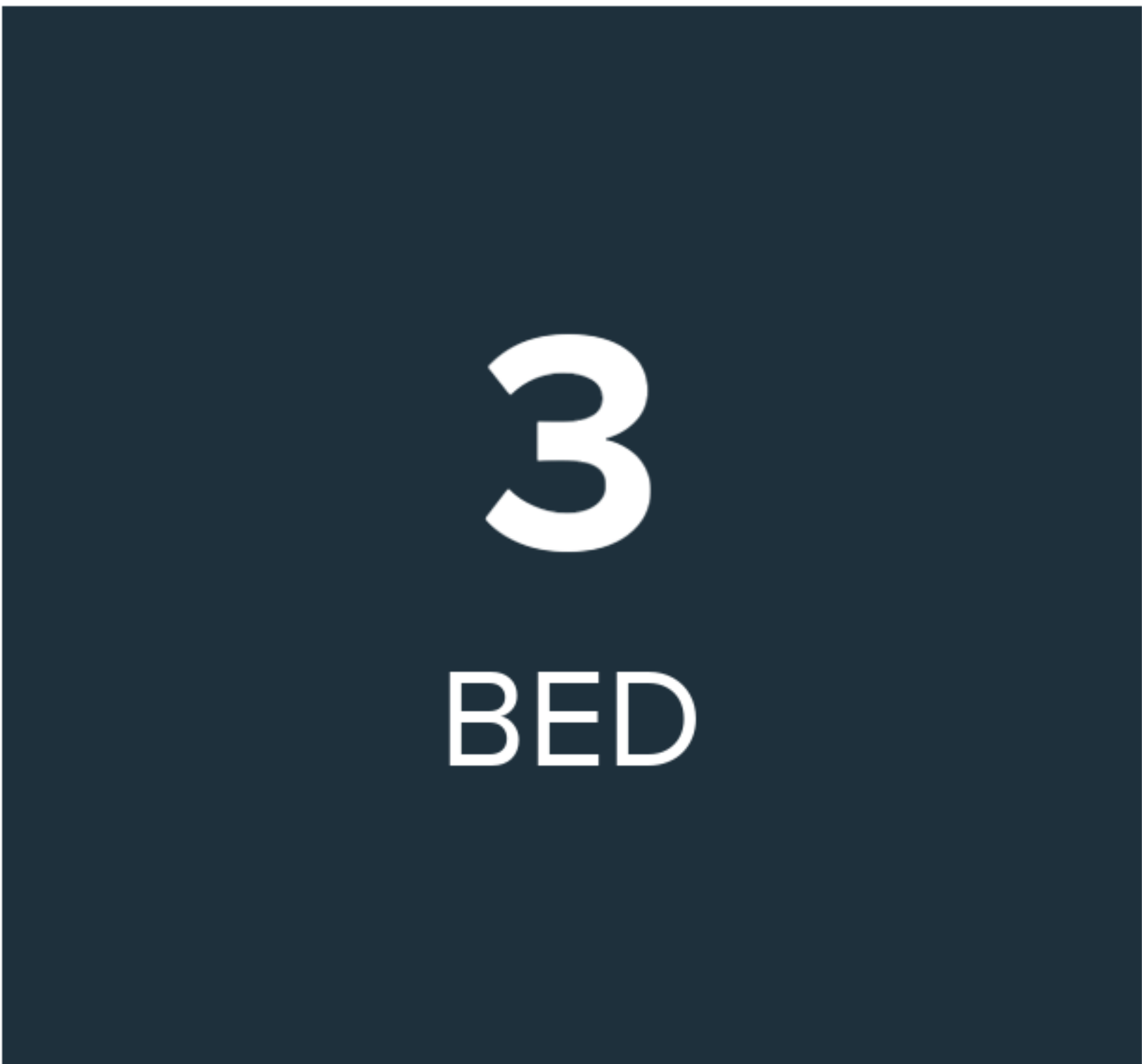
OFFERED AT

\$451,000



ABOUT THIS PROPERTY

This Westside Lancaster gem of a home sparkles on a quiet cul-de-sac and the pride of ownership shines inside and out! Never mow the grass again! The yards feature water-efficient landscaping with lush, green artificial turf and rivers of rock and drought-tolerant plants with a peaceful wishing well and bridge in the front yard and a covered patio and a gazebo in the back yard. Inside, luxury vinyl plank flooring flows throughout the spacious living room, dining area and into the cook's dream kitchen that features beautiful white cabinetry, granite counters, stainless steel appliances and a walk-in pantry. The primary bedroom includes dual closets, a private bath with a shower and a sliding door to the back yard and has been expanded with permits into a suite, with an added room separated by a door that could be used as a sitting or TV area, nursery,



1,432

SQ. FT.

6,748

SQ. FT. LOT



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VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1** mile.

-  GROCERIES
0.3 MI
-  COFFEE
0.3 MI
-  ATM
0.3 MI
-  CLEANERS
0.3 MI
-  PHARMACY
0.4 MI
-  GAS
0.5 MI
-  MEDICAL
0.9 MI
-  GYM
0.9 MI
-  MOVIE THEATER
2.7 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **20** private schools and **1** charter school within **5** miles.




- **4**
RATING
- K-6**
NANCY CORY
ELEMENTARY SCHOOL
ASSIGNED
- **4**
RATING
- 6-8**
ENDEAVOUR MIDDLE
SCHOOL
ASSIGNED
- **4**
RATING
- 9-12**
LANCASTER HIGH
SCHOOL
ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

-  DOG PARK
FORREST E HULL PARK
(1.3 MILES)
-  GOLF COURSE
RANCHO VISTA GOLF COURSE
(3.0 MILES)
-  PARK
ASK THE HORSE RIDING &
TRAINING
(5.1 MILES)



NEIGHBORHOOD EATS

This home is located near **71** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

FAST FOOD	23	PIZZA	5
AMERICAN	16	THAI	3
MEXICAN	10	SEAFOOD	3
ASIAN	8	CAFES, COFFEE AND TEA	3
DELIS	5	OTHER	9

