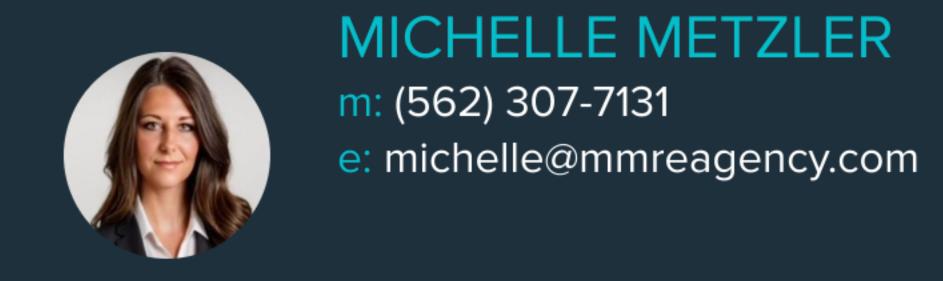
8812 SAPPHIRE AVENUE, WESTMINSTER, CA, 92683

3 BD | 2 BA | 1,685 SQ. FT | 6,600 SQ. FT LOT





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.

PHARMACY



COFFEE

0.8 MI

CLEANERS



■ GYM



GROCERIES $0.3 \, \text{MI}$



MEDICAL 0.6 MI



MOVIE THEATER





SCHOOLS IN YOUR AREA

The assigned schools are above average for the area. There are also 39 private schools and 6 charter schools within 5 miles.



K-5 STAR VIEW **ELEMENTARY SCHOOL** ASSIGNED



6-8 VISTA VIEW MIDDLE SCHOOL **ASSIGNED**



9-12 OCEAN VIEW HIGH SCHOOL ASSIGNED





OUTDOOR - THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



PARK RUSSELL C PARIS PARK (0.3 MILES)



GOLF COURSE SURPRISE CELEBRITY GOLF CLASSIC (1.5 MILES)



DOG PARK GARDEN GROVE DOG PARK (2.4 MILES)





NEIGHBORHOOD EATS

This home is located near 172 moderately priced restaurants and has an above average variety of cuisines.

BY CATEGORY

AMERICAN	67
ASIAN	30
FAST FOOD	16
CHINESE	14
CAFES, COFFEE AND TEA	10

BARBECUE	10
MEXICAN	6
DELIS	6
BARS	5
OTHER	12

