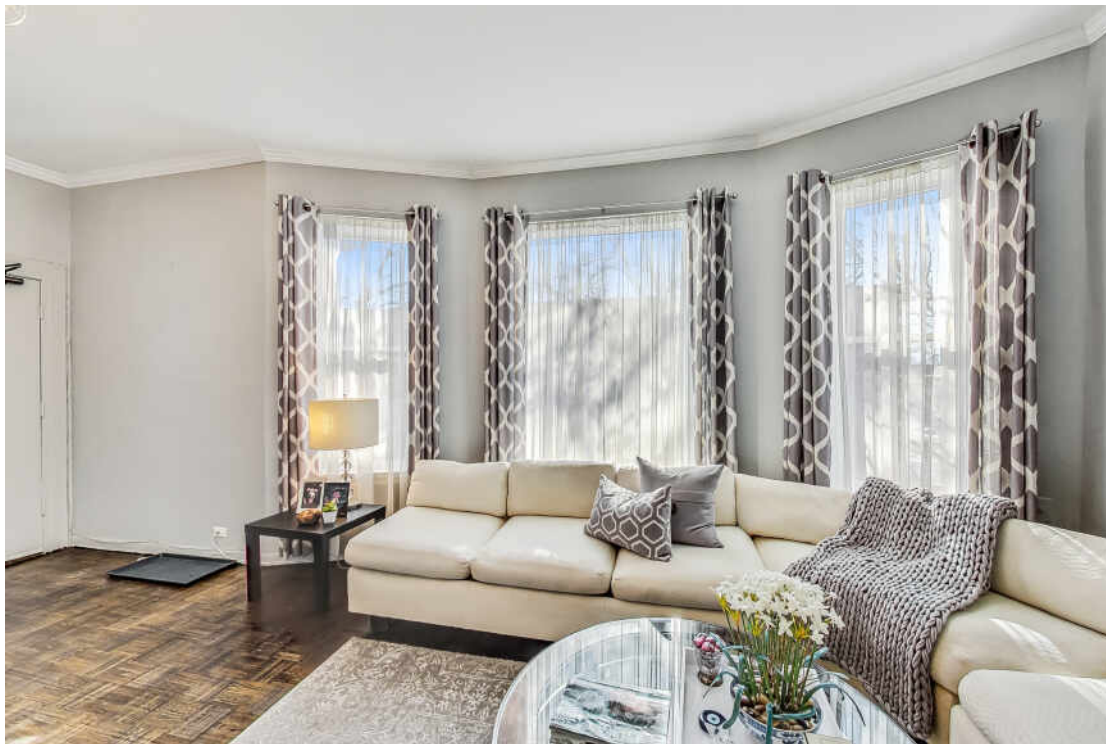


756 W CALIFORNIA AVENUE W #3  
LAKEVIEW EAST





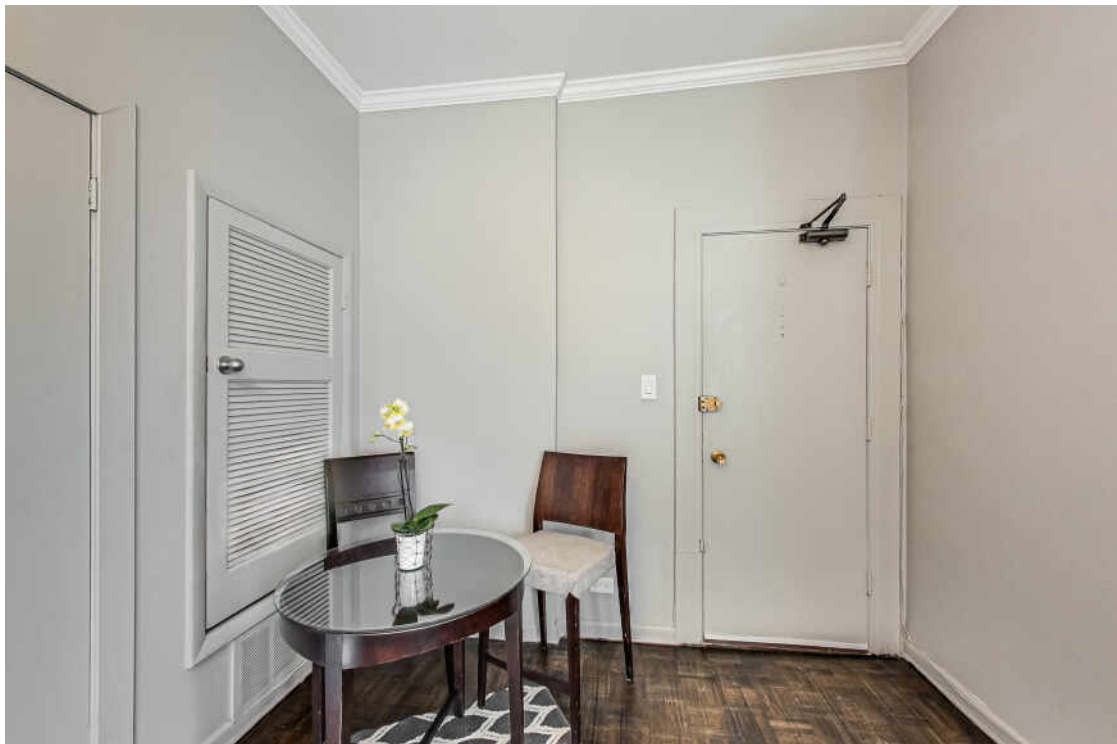


## 756 W CALIFORNIA TERRACE #3

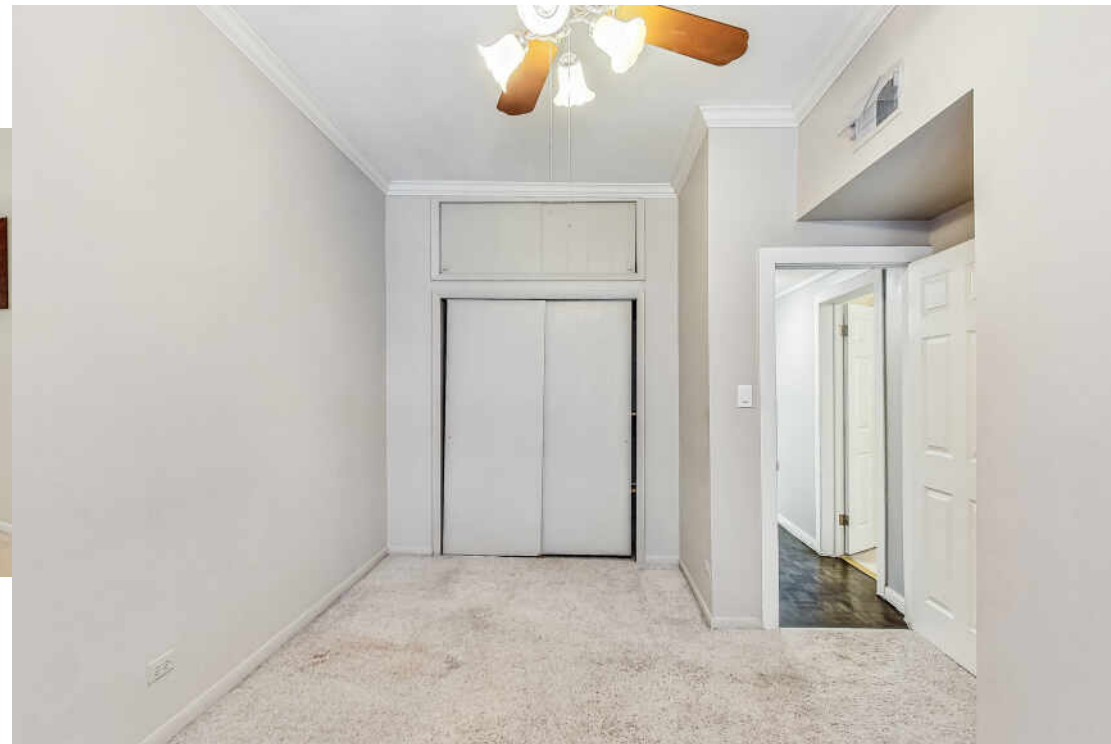
1st time on the market & only 2 like floor plans in the complex. Charming top floor 2br/1bth bathed in Southern light has the best of vintage & modern appointments. Located in a PRIVATE GATED community nestled in East Lakeview units are rarely on the market at Victorian Lane. This lovely home lives larger than the sq ftge on the floor plan & features a spacious LR w/crown moldings pristine parquet floors tall ceilings & ceiling fan. A gorgeous WBFP w/dura flame logs (serviced 3 yrs ago) is the show stopper with floor to ceiling classic exposed brick surround. A Cafe table for casual dining is a wonderful bonus. A huge walk in closet functions as coat closet & extra storage. Bright southern light from the many windows complete this charming space. The functional kitchen offers new white quartz counters new modern Marble backsplash abundant White deep cabinets & parquet floors. Bonus built in Pantry for extra storage. Separate island w/matching white quartz counter & deep cabinets adds storage & is ideal for entertaining. A door leads to a fabulous shared outdoor deck. There is a designated area for BBQ within the complex. The huge Primary Bedroom has a handsome custom built out closet with built in vanity table (unattached to the wall) An additional mirrored closet & plenty of space for a dresser Chaise Lounge or office desk. The 2nd BR has good closet space & is ideal for a Home Office + guest Bedroom. Bedrooms have wonderful West light & ceiling fans + carpets have been professionally cleaned. The full bath features white ceramic tile tub upgraded vanity toilet & faux sky light for extra brightness. Recently painted. HAVC & Compressor only 3 yrs new serviced in the fall 2023. Large Strge Unit included. BUILD ALLOWS in unit W/D. Immaculate common area & Low HOA. 2 blocks from Belmont Red/Brown line. Tons of shopping & restaurants at your doorstep. Parking is available from a resident seller paid \$180 a mo for parking. Healthy reserves as of 01/24 \$224,423.00

2 BEDROOM  
1 BATH  
TAXES: 3123.12  
ASSESSMENTS: \$391 / MONTH

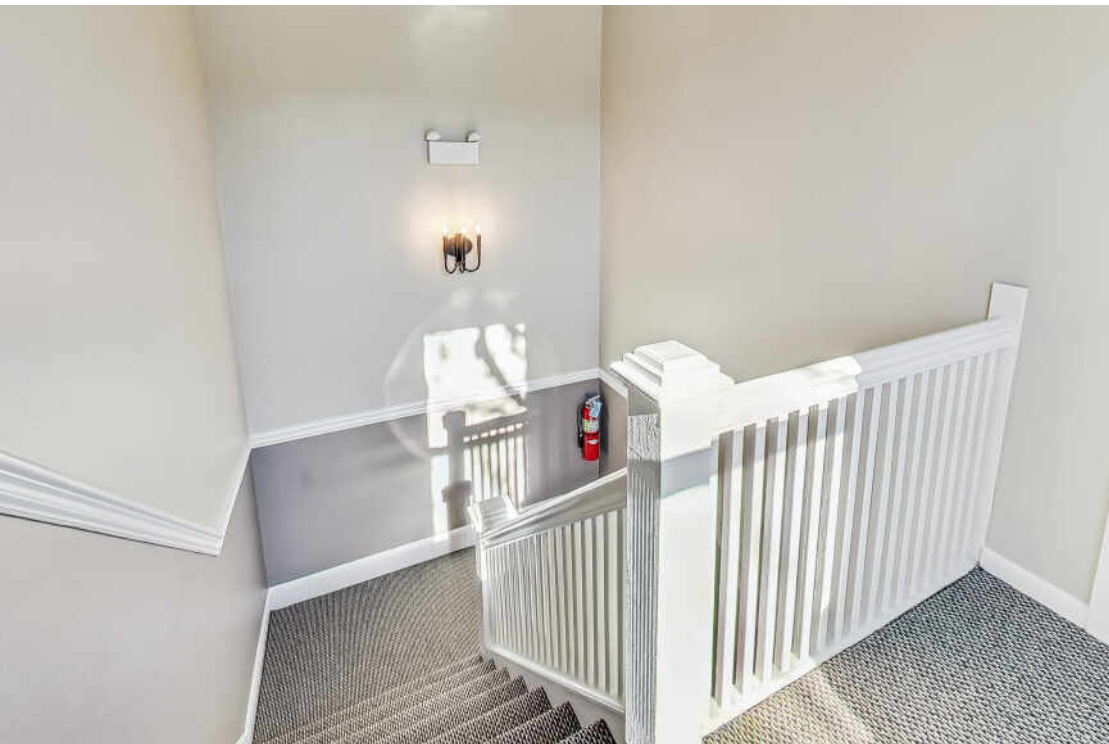


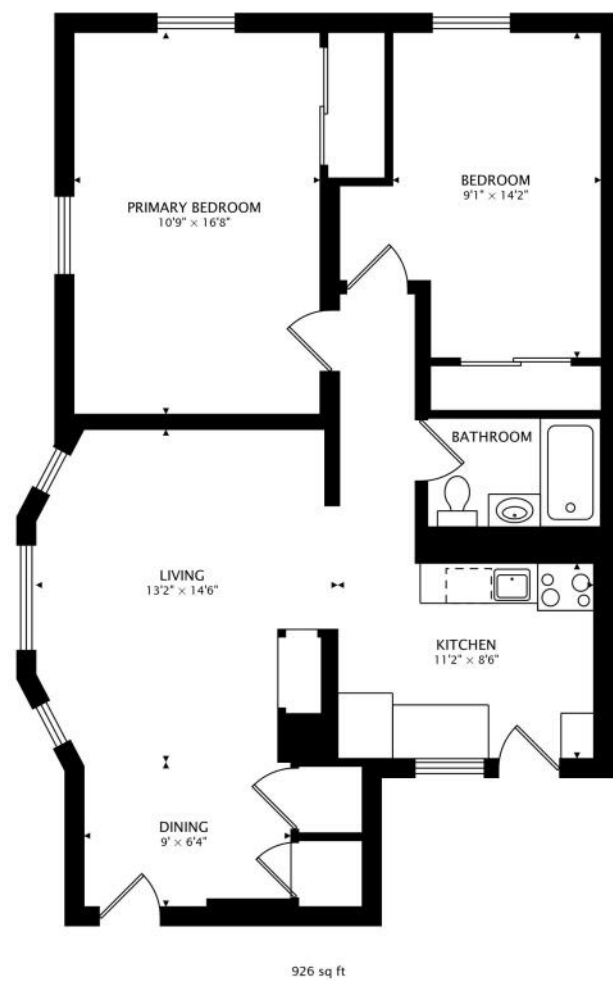












## NOTES



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CHRISTIE'S  
INTERNATIONAL REAL ESTATE

All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

