

10121 1/5 Washington St., Bellflower, CA 90706

4 bedrooms + bonus (5th) / 3 bathrooms / approx. **2,377 SF** living space / 5,000 SF lot size
Single Family Residence / **3-Car garage** / built in 2017

Standard sale at **\$1,299,000**

3D virtual tour is available at

<https://my.matterport.com/show/?m=ihsdQzLB9Mw>

NEIGHBORHOOD CONVENIENCES

Quiet gated community- **Arbor Village HOA**- only 21 residences

HOA dues only \$127 /mo for 2 controlled access gates (Woodruff Ave. & Washington St.)

Convenient location

Easy access to major freeways and public transportation

In the vicinity of great schools, fine diners, stores and parks

Walking distance to top-rated **St. John Bosco High School** (grades 9-12)

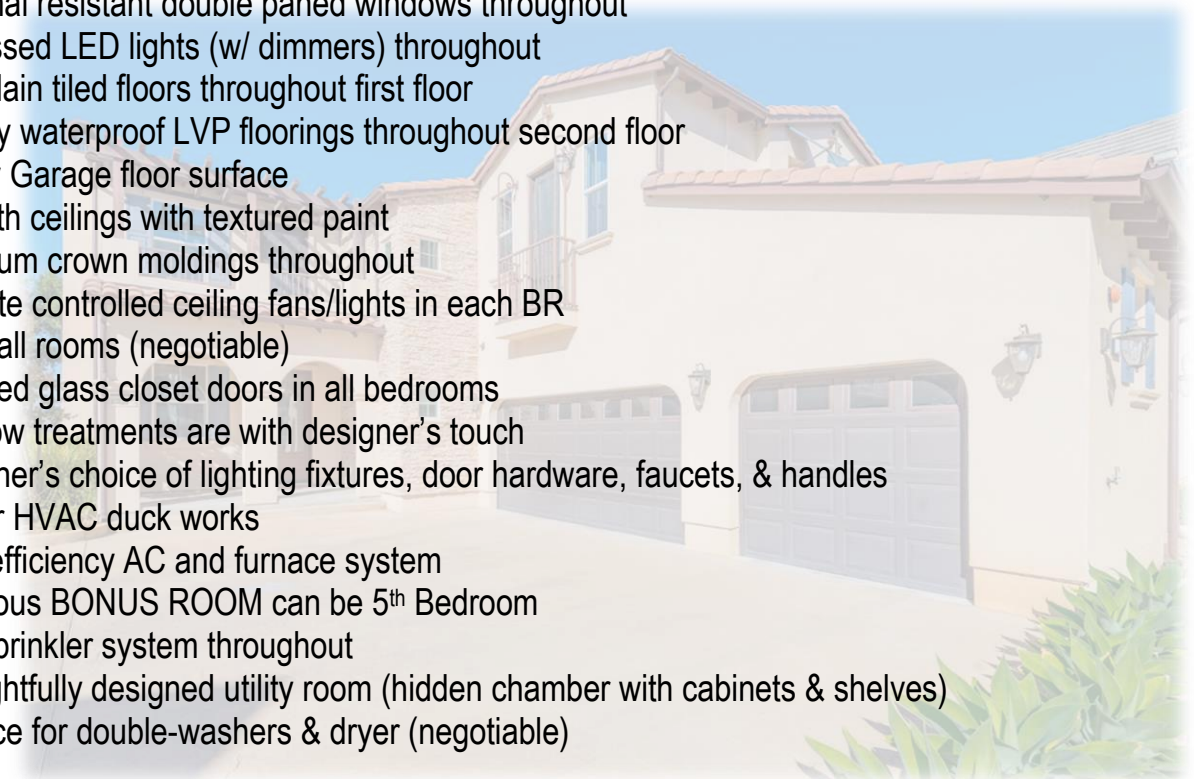
LUXURY INTERIORS W/ QUALITY UPGRADES

Kitchen, 3 baths, electrical (200 amp main panel), HVAC, 18 paid off Solar Panels (sufficient to supply Home & *future* Pool), light weight concrete tiled ROOF, double-paned windows, PEX plumbing, tankless water heater, water filtration system for entire house, 220v EV charging station

One Bedroom & one bathroom downstairs- desirable floor plan for home office or guest room

High tech SMART home: app controlled most of appliances, lightings, plugs, doors, televisions...

- Safe and allergen controlled environment
- 9 ' ceiling height for both levels
- Barrier-free space (ADA qualified) downstairs
- Thermal resistant double paned windows throughout
- Recessed LED lights (w/ dimmers) throughout
- Porcelain tiled floors throughout first floor
- Quality waterproof LVP floorings throughout second floor
- Epoxy Garage floor surface
- Smooth ceilings with textured paint
- Premium crown moldings throughout
- Remote controlled ceiling fans/lights in each BR
- TV in all rooms (negotiable)
- Mirrored glass closet doors in all bedrooms
- Window treatments are with designer's touch
- Designer's choice of lighting fixtures, door hardware, faucets, & handles
- Newer HVAC duct works
- High efficiency AC and furnace system
- Spacious BONUS ROOM can be 5th Bedroom
- Fire sprinkler system throughout
- Thoughtfully designed utility room (hidden chamber with cabinets & shelves)
 - space for double-washers & dryer (negotiable)



IMPRESSIVE LIVING ROOM

Inviting fiberglass front door w/ double-glazed glass panel

Elegant custom built tile covered FIREPLACE (ignited by electrical, gas for burning logs)

Sectional sofa set (high end built-in surround sound speakers and wireless cellphone charge stations) -negotiable

MAGNIFICANT BONUS ROOM

Bright and open for versatile functions (3 sides with windows)

Balcony with detailed veneer stone covered walls

Lounge sitting area

EXTRAVAGANZA GOURMET KITCHEN

Custom cabinetry (made in USA)

Pull out pan drawers, spice racks and rollout shelves

Soft closing drawers and cabinet doors

Granite countertops

Custom expansive CENTER ISLAND (sitting for 3)

- Quartz countertop, navy paint cabinet finish

LG 36" 5- burner gas cooktop range

LG electrical convection oven with air fryer (myQ)

LG 36" black stainless steel canopy Rangehood

LG French door refrigerator (negotiable)

LG dishwasher, LG built in Microwave

Custom built dry bar (built-in shelves w/ lights) and drink/wine fridge

EXQUISITE MASTER BEDROOM ENSUITE

Dual artistic sinks vanities and Quartz countertops

large walk-in closets with organizer shelving/wardrobe storage

Door at "Juliet" Balcony for natural light & breeze

Rectangular jetted tub with floor to ceiling tiled enclosures

Stall shower with rainfall shower head and floor to ceiling contrast tiles

Private toilet room



RESORT STYLE "future" BACKYARD

* Pool plans (HOA approved and engineer stamped Plan is ready to submit to City)- transferable upon request

* Sparkling SWIMMING POOL & SPA (see conception photo on right)

Auto Sprinklers/dripping irrigation system (existing)

Auto night atmosphere patio lights

Covered patio

TV, Patio furniture (negotiable)



SPACIOUS 3-CAR GARAGE

Ultra-quiet belt drive doors and openers (myQ app controlled system)

2 sectional doors, each has its own remote

Tankless water heater

Whole house (Rainsoft) water filtration system

Custom organizer cabinets, overhang storage space, custom work bench

LED lighting, Epoxy finished floors

Driveway for 3 more vehicles parking

**Information deemed reliable but not guaranteed