



FEATURED HIGHLIGHTS

745 Oxford Avenue, Marina del Rey

- Home is within boundary for Court D'Alene Elementary School and rated 8 of 10 on greatschools.org.
- A new environmentally friendly roof was installed last year which was approved by the Hero Program — A government funded program.
- A new garage door has been installed.
- Brand new flooring throughout the home.
- Closets have been remodeled and compartmentalized by California Closets.
- New insulation for the heating was installed.
- Air ducts have been cleaned.
- Kitchen has brand new range purchased in August and never been used.
- Central vacuuming on both floors throughout the home.
- Since 1989, the home has received regular pest and termite maintenance.
- Both the exterior and interior of the home are completely repainted with environmentally friendly paint approved by the Hero Program — A government funded program.
- The property is facing northeast, allowing for maximum sun exposure.

PROPERTY SPECS

PRICE	\$1,695,000
PROPERTY TYPE	SINGLE FAMILY
LIVING AREA	±3,087 SQ. FT.
LOT SIZE	±3,429 SQ. FT
STATUS	ACTIVE
WALK SCORE	74
MLS #	16-170876

haltonpardee.com | 310.907.6517 | jonathan@haltonpardee.com



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