



\$449,000

## 45444, SPAHN, LANCASTER, CA, 93535

<https://windomrealtor.com>

Welcome to 45444 Spahn Ln, Lancaster, CA! This charming single-story home is perfect for first-time buyers or savvy investors. Priced attractively to account for some minor wear and tear, this property offers a fantastic opportunity to add your personal touch and build equity. Key Features: Living Space: Spacious living room with a cozy fireplace, perfect [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active



## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 2007

**Bathrooms Full:** 2

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 0.13 sq ft

**Lot Size Acres:** 0.13 sq ft

**County:** Los Angeles



### Call us now

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## Building Details

**Cooling features:** Central Air

**Garage spaces:** 2

**Roof:** Tile

**Fencing:** Block

**Building Area Total:** 1908 sq ft

**Stories:** 1

**Construction Materials:** Stucco

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## Miscellaneous

**Listing Terms:** VA Loan, 1031 Exchange, FHA 203(k), Cash, Conventional, FHA

**Foundation Details:** Slab

**CrossStreet:** Ave H-13

**Utilities:** Natural Gas Available, Sewer Connected

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

**Architectural Style:** Traditional

**Road Surface Type:** Paved

**Zoning:** LRR7000\*

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## Amenities & Features

**Appliances:** Dishwasher, Gas Range, None

**Heating:** Natural Gas

**WaterSource:** Public

**Flooring:** Carpet

**Pool Features:** None

**Fireplace Features:** None

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## Courtesy of

**List Office Name:** eXp Realty of Greater Los Angeles, Inc.



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