



**11656 MARGATE STREET**

11656 MARGATE ST, VALLEY VILLAGE, CA 91601

**\$1,298,500**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

DIGITALLY ENHANCED - VIRTUAL

CRMLS

# 11656 MARGATE STREET

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Charming cottage meets contemporary living! Experience the best of both worlds in this meticulously maintained Valley Villagehome. Surrounded by mature, lush landscaping, this private & cozy home features a striking statement room with a fireplace and vaulted, wood-paneled ceilings -an architectural nod to cabin-inspired comfort.The remainder of the home is fully modernized with newer appliances and numerous thoughtful upgrades to add convenience and ease to everyday life. Throw open the French doors to experience seamless indoor-outdoor living from the living room to the private patio and green, grassy backyard.

**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$1,298,500**



A finished garage with checkered flooring and plenty of storage adds endless possibilities. Located in the Blue Ribbon Colfax Charter district, this neighborhood is known for its excellent schools and family-friendly atmosphere. Convenient location with high walkability to schools, shopping and entertainment, and easy access to freeways and Metro Red Line.



