

\$1,100,000 - 1237 Brian Street, Placentia

MLS® #25498773

\$1,100,000

3 Bedroom, 2.00 Bathroom, 2,129 sqft
Residential on 0 Acres

N/A, Placentia,

Nestled in a quaint and peaceful neighborhood of Placentia, this 3-bedroom, 2-bathroom one-of-a-kind ranch-style home offers classic charm and modern comfort in the heart of Orange County. Designed with a traditional layout typical of its era, the home features an oversized primary bedroom (approx. 25 x 14 = 350 sq. ft., buyer to verify) and two spacious additional bedrooms (approximately 16 x 12 = 192 sq. ft. and 12 x 10 = 120 sq. ft., buyer to verify). Adjoining the master bedroom is an additional room that can be used as an office, arts and crafts room, or large walk-in closet. A serene atrium with a koi pond, lush landscaping, palm trees, and tropical plants welcomes you at the entrance. Beyond the atrium, the front door opens to a spacious foyer and living room with a fireplace, creating an inviting first impression. Adjacent to this space is a cozy family room / TV room with a fireplace and built-in custom bookcase, seamlessly connecting to the bright, well-lit kitchen. The kitchen boasts a greenhouse window, ample natural light, and an informal dining/breakfast area. A large pantry, enclosed by a door, connects the foyer and kitchen, offering generous storage space. The backyard embraces a Southwestern aesthetic, reminiscent of New Mexico outdoor living. It is perfect for entertaining, featuring a built-in BBQ island and fire pit, refrigerator setup, potting bench, and a comfortable patio area. Adjacent to the elevated rock garden, you'll find an area for relaxing and sunbathing,



making it a truly private retreat. The home offers a blend of character, function, and charm, making it an excellent opportunity in a sought-after community with a highly desirable school district (buyer to verify).

Built in 1965

Essential Information

MLS® #	25498773
Price	\$1,100,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,129
Acres	0.16
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Robert Salcido
Listing Office	Robert S. Salcido

Community Information

Address	1237 Brian Street
Area	84 - Placentia
Subdivision	N/A
City	Placentia
County	Orange
Zip Code	92870

Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

Exterior

Exterior	Stucco, Clapboard
Exterior Features	Koi Pond
Lot Description	Back Yard, Front Yard, Lawn
Windows	Blinds, Double Pane Windows, Garden Window(s), Screens
Construction	Stucco, Clapboard
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Atrium, Breakfast Area, Cathedral Ceiling(s), Ceiling Fan(s), Eat-in Kitchen, Recessed Lighting, Walk-In Pantry
Appliances	Barbecue, Dishwasher, Electric Cooktop, Disposal, Microwave, Range Hood, Trash Compactor, Vented Exhaust Fan, Water Purifier
Heating	Central, Natural Gas
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Living Room, Family Room
# of Stories	1
Stories	One

Additional Information

Date Listed	March 24th, 2025
Days on Market	99
Short Sale	N
RE / Bank Owned	N

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