

\$1,188,000 - 401 Marymont Avenue, Placentia

MLS® #CV25142407

\$1,188,000

4 Bedroom, 3.00 Bathroom, 2,256 sqft
Residential on 0 Acres

Other, Placentia,

Welcome to this well-maintained two-story POOL home located on a quiet street in one of Placentia's most desirable neighborhoods. This spacious 4-bedroom, 3-bathroom residence offers a flexible layout with a full bedroom and bathroom on the first floor, perfect for guests, multigenerational living, or a private office setup. Recent upgrades include newer flooring, dual-pane windows, and refreshed landscaping that enhances the home's curb appeal and outdoor enjoyment. The bright living room with a cozy fireplace flows into the dining area, while the kitchen provides generous counter space and storage. Upstairs, the primary suite includes a private en-suite bath and its own balcony, ideal for relaxing and enjoying the peaceful surroundings. Two additional bedrooms and another full bathroom complete the upper level. Step into the backyard oasis, where you'll find a sparkling pool, soothing jacuzzi, a spacious deck for lounging or entertaining, and a separate grassy area—great for kids, pets, or outdoor activities. Additional features include central A/C and heat, an attached 2-car garage, and a location within the award-winning Placentia-Yorba Linda Unified School District, close to parks, top-rated schools, shopping, dining, and freeway access. This move-in ready home combines comfort, space, and outdoor living—don't miss the opportunity to make it yours!



Built in 1967

Essential Information

MLS® #	CV25142407
Price	\$1,188,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,256
Acres	0.19
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tarik Shahin
Listing Office	Falcon Prestige Realty

Community Information

Address	401 Marymont Avenue
Area	84 - Placentia
Subdivision	Other
City	Placentia
County	Orange
Zip Code	92870

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private

Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Flat Tile
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Balcony, Breakfast Area, Ceiling Fan(s)
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

District	Placentia-Yorba Linda Unified
Elementary	Sierra Vista
Middle	Tuffree
High	El Dorado

Additional Information

Date Listed	June 6th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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