

# \$975,000 - 2601 Sherwood Avenue, Fullerton

MLS® #CV25163167

**\$975,000**

3 Bedroom, 2.00 Bathroom, 1,427 sqft

Residential on 0 Acres

University Villas (UNIV), Fullerton,

Welcome to this beautifully updated 3-bedroom, 2-bath Traditional home that perfectly blends classic charm with modern amenities. Freshly painted inside and out and newly landscaped, this inviting property is move-in ready and designed for comfortable living and effortless entertaining. Step inside to discover a bright and open floor plan enhanced by rich wood floors and elegant crown molding throughout. The spacious living area features a cozy gas fireplace with a beautiful raised brick hearth—perfect for relaxing evenings or hosting guests in style. The dining area flows seamlessly into the beautifully updated kitchen, which features sleek stainless steel appliances, ample cabinetry, and stylish finishes sure to delight any home chef. Down the hall, the generously sized primary bedroom is a peaceful retreat, offering double closets and a beautifully updated en suite bathroom complete with a double vanity. The two additional bedrooms are light-filled and offer plenty of closet space. Both bathrooms have been thoughtfully renovated with contemporary touches. Step outside to a private backyard designed for both relaxation and play. Enjoy the wonderful patio area—ideal for outdoor dining or entertaining—alongside a lush grassy lawn and a designated play area featuring a fun jungle gym. Unwind under the stars in the above-ground saltwater hot-tub/spa, the perfect way to end your day. This beautiful home is ideally located just minutes from



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shopping, dining, Cal State University Fullerton, and multiple golf courses. Nature lovers will rejoice in the proximity to the Fullerton Reservoir and Panorama Preserve, where fishing, hiking, picnicking, and birdwatching await just moments from your door. With its warm, timeless details, fresh modern upgrades, and an unbeatable location, this home is truly a standout. Don't miss your opportunity to own a turnkey property with exceptional style, comfort, and convenience!

Built in 1963

## Essential Information

MLS® #	CV25163167
Price	\$975,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,427
Acres	0.19
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Cynthia Carava
Listing Office	The Real Estate Resource Group

## Community Information

Address	2601 Sherwood Avenue
Area	83 - Fullerton
Subdivision	University Villas (UNIV)
City	Fullerton
County	Orange
Zip Code	92831

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water
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	Connected
Parking Spaces	4
Parking	Concrete, Door-Multi, Driveway Down Slope From Street, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Concrete, Door-Multi, Driveway Down Slope From Street, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener
View	Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding, Copper Plumbing
Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinklers Timer, Sprinkler System, Trees, Yard, Sloped Up
Windows	Blinds, Double Pane Windows, Drapes, Screens
Roof	Composition
Construction	Stucco, Wood Siding, Copper Plumbing
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Laminate Counters, Open Floorplan, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Built-In Range, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Range Hood, Water To Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Raised Hearth
# of Stories	1
Stories	One

## School Information

District	Fullerton Joint Union High
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## Additional Information

Date Listed	July 28th, 2025
Days on Market	39
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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