

# \$799,900 - 1746 W Southgate Avenue, Fullerton

MLS® #CV25184116

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## \$799,900

3 Bedroom, 2.00 Bathroom, 1,253 sqft

Residential on 0 Acres

other, Fullerton,

Unique corner lot property featuring swimming pool and open floor plan. Sizeable living room as you first enter leads to a large and expanded family room which has sky lights, recessed lighting and ceiling fans, feels more like a great room in size. The kitchen has been remodeled with medium toned wood cabinetry, granite counters and decorative granite backsplash, recessed lighting, stainless steel appliances and crown molding. Guest bathroom also has been upgraded with tiled walk in shower, tile flooring and a newer vanity. Minimal carpeting inside as the flooring has been upgraded and there is no carpeting in the bedrooms as well. There is a spacious enclosed patio at the back of the home that is great for extra entertaining space. Enjoy the low maintenance backyard with swimming pool and multiple storage sheds for extra storage, craft room or work space needs. The front driveway offers generous parking space. Close to multiple area shopping and dining options and Kaiser Orange County. Also, nearby to 91 freeway and not far from the 57 and 5 freeways. A great opportunity for the next homeowner to enjoy and create their special home space.



Built in 1954

## Essential Information

MLS® # CV25184116

Price \$799,900

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,253
Acres	0.18
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Patrick Wood
Listing Office	HELP-U-SELL PRESTIGE PROP'S

### Community Information

Address	1746 W Southgate Avenue
Area	83 - Fullerton
Subdivision	other
City	Fullerton
County	Orange
Zip Code	92833

### Amenities

Parking Spaces	2
Parking	Concrete, Driveway
# of Garages	2
Garages	Concrete, Driveway
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private

### Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Landscaped
Construction	Stucco
Foundation	Slab

### Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Granite Counters, Laminate Counters

Appliances	Dishwasher, Refrigerator, Microwave
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Fullerton Joint Union High
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### **Additional Information**

Date Listed	August 16th, 2025
Days on Market	50
Short Sale	N
RE / Bank Owned	N

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