

# \$1,500,000 - 6230 Teton Avenue, Orange

MLS® #IG25183015

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## \$1,500,000

4 Bedroom, 2.00 Bathroom, 1,940 sqft  
Residential on 0 Acres

None, Orange,

Welcome to your Mabury Ranch retreat. This highly upgraded single-story home blends modern comfort with timeless elegance. Inside, you'll find an open airy floor plan enhanced by premium finishes, custom built-ins, and abundant natural light. The chef's kitchen features top-of-the line appliances, quartz counter tops, and the family room is located just off the kitchen/nook area -- perfect for entertaining. There is a wet bar with upgrade granite counter tops -- just off the dining area. The 4th bedroom has a closet and built-ins and can be a bedroom or an office. There is an indoor laundry area, speaker system through out the living area and in the primary bedroom. The three car garage has custom flooring and storage through out the garage. The roof is a Cedar-Lite concrete roof. The exterior was recently been painted. Step out to a Zen-like backyard designed for relaxation and connection. Lush landscaping, soothing water features, and thoughtfully placed seating areas create a private oasis ideal for morning meditation or evening gatherings under the stars. Every detail has been curated to promote a sense of peace and well-being, making this home a rare find in the coveted Mabury Ranch. Situated at the end of a cul-de-sac and siding a beautiful green belt of towering trees. This home will sell fast! See it today as it will be gone tomorrow!!

Built in 1981



## Essential Information

MLS® #	IG25183015
Price	\$1,500,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,940
Acres	0.21
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Scott Oswalt
Listing Office	Keller Williams Realty

## Community Information

Address	6230 Teton Avenue
Area	75 - Orange, Orange Park Acres E of 55
Subdivision	None
City	Orange
County	Orange
Zip Code	92867

## Amenities

Amenities	Trail(s)
Parking Spaces	3
Parking	Driveway, Garage Faces Front
# of Garages	3
Garages	Driveway, Garage Faces Front
View	Park/Greenbelt
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Level, Sprinklers In Front, Sprinklers In Rear
Windows	Atrium, Insulated Windows
Roof	Concrete, Tile
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Down, Breakfast Area, High Ceilings, Quartz Counters, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Orange Unified
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### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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