

# **\$1,275,000 - 5312 Kentwater Place, Yorba Linda**

MLS® #IG25243364

**\$1,275,000**

4 Bedroom, 2.00 Bathroom, 1,745 sqft

Residential on 0 Acres

N/A, Yorba Linda,

This home is an Immaculate & Impeccably Upgraded, Single Story, Yorba Linda Jewel with approx. \$225K in upgrades. Situated on a Cul-De-Sac, the home enjoys a large, manicured lot w/ no home directly behind. The custom front door opens to a gorgeous formal entry w/view to a private rear courtyard. The Beautifully Remodeled Kitchen includes top of the line Stainless Steel Appliances, 5 Burner Range with Hood, SS Refrigerator, 3 level SS Dishwasher, Beverage Cooler, Counter to Ceiling Shaker Cabinets, Lighted Glass Front Cabinets, Quiet Close Cabinet Drawers & Doors, Dramatic Quartz Countertops, Counter to Ceiling Custom Tiled Backsplash, Over Counter Lighting, Pull-out Spice Rack Storage, Lazy Susan, Roomy Breakfast Bar, SS Sink w/ Upgraded Faucet & a Water filtration system, & Newer Double Pane Window over the Sink. Conveniently located off of the Kitchen is a large Dining area w/Designer Chandelier, & a Slider that opens to the Covered Side Yard Patio - where you can relax, read, entertain, or dine al-fresco in the evenings. Adjacent to the dining area is the roomy living room w/ custom-tiled Fireplace Facing. Upgraded vinyl plank flooring, Plantation Shutters, & 6" Custom Baseboards are found throughout the home. The 4 well sized Bedrooms all have newer closet doors, plantation shutters, plank like flooring, 6" Baseboards, Smooth Ceilings, & Ceiling Fans. The Primary Bedroom & bathroom are amazing. Upgraded Closet Doors match A Custom Barn Door that



Provides Privacy. Both Bathrooms have been completely redone. The Primary bath has an enlarged shower â€“ 2 shower heads w/ individual temperature controls, 2 built in niches & seats, custom tile work, custom flooring, Seamless Shower Door, upgraded double vanity, lighting, and mirrors. The hall bath has a floating vanity, custom flooring, lighting & mirrors. Tub/shower enclosure has a built-in niche, custom tile work, and a custom glass enclosure that takes the place of a curtain. Additional Fine Features of this home include Nest Thermostat, Newer Electrical Panel, Electric Vehicle plug-in, Upgraded and Framed Interior Doors w/custom Hardware, Hallway linen storage, Water Softener System, Newer Windows, Newer Interior & Exterior Paint & Siding, Interior and Exterior upgraded Lighting â€“ Including Interior Recessed Lighting, Smooth Ceiling, Roomy 2 Car Attached Garage w/ driveway, Automatic Roll up Garage Door, Attractive Vinyl Fencing, And Fruit Trees - Pomegranate, Lemon, Orange, & Grapefruit. Truly a 10!

Built in 1965

## Essential Information

MLS® #	IG25243364
Price	\$1,275,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,745
Acres	0.24
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Jill Ross

Listing Office BHHS CA Properties

## Community Information

Address 5312 Kentwater Place  
Area 85 - Yorba Linda  
Subdivision N/A  
City Yorba Linda  
County Orange  
Zip Code 92886

## Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  
Parking Spaces 4  
Parking Door-Multi, Driveway, Garage Faces Front, Garage, Direct Access, Garage Door Opener  
# of Garages 2  
Garages Door-Multi, Driveway, Garage Faces Front, Garage, Direct Access, Garage Door Opener  
View Neighborhood  
Pool None

## Exterior

Exterior Features Rain Gutters  
Lot Description Back Yard, Front Yard, Lawn, Cul-De-Sac  
Windows Double Pane Windows, Plantation Shutters, Shutters

## Interior

Interior Laminate, See Remarks, Tile  
Interior Features Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level  
Appliances Dishwasher, Disposal, Gas Range, Refrigerator, Range Hood, Water Heater, Dryer, Washer, Water Purifier, Water Softener, Water To Refrigerator  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

## School Information

District	Placentia-Yorba Linda Unified
Elementary	Fairmont
Middle	Bernardo
High	Esperanza

## Additional Information

Date Listed	October 25th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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