

# **\$1,398,000 - 540 3rd Street, Tustin**

MLS® #IV25023591

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## **\$1,398,000**

4 Bedroom, 3.00 Bathroom, 1,889 sqft  
Residential on 0 Acres

Old Town Tustin, Tustin,

Meticulously crafted in 1885, this is one of the finest Queen Ann style homes you will ever see. This home offers a harmonious blend of style and comfort throughout while not losing its original charm or integrity. Upon entry you will be greeted by the beautifully restored Douglas Fur wood flooring. There is an oversized living room with an abundance of natural light along with a separate dining room that features French doors that lead out to the wrap around porch, ideal for dinner parties. There is also a unique light fixture, original crown moldings and wood work throughout this home. The living Room and Dining room are open to each other offering the perfect space for entertaining and hosting large groups. If you enjoy cooking, this is the kitchen for you featuring custom cabinetry with glass inserts, oil rubbed bronze hardware, a flawless designed back splash of Arabesque tile, quartzite counters, an industrial La Cornue free standing range with double ovens. There is a laundry room/mud room complete with a half bath off the kitchen with a convenient rear entry door that leads to the back patio. There are two bedrooms on the main floor with one that features a fireplace with wood mantel and original tiled face, these bedrooms connect to a shared, fully updated bathroom with a free-standing tub originally from the Hewes Family that pre-dates the home. The main bedroom is on the upper level with a curved staircase, featuring custom paint, vaulted ceiling and en-suite bathroom with dual sinks,



quartz counters, custom cabinetry and oversized free standing shower stall with bench seating. As you proceed upstairs the original pull down pocket door is a feature only found in a Home of this stature. The basement has been made into the most amazing bistro, man cave, bar/ wine cellar with original brick flooring, built-In cabinetry, custom ceilings with a relaxing vibe. The grounds are very manicured, with white picket fencing, and a large patio with plenty of grass to entertain or just relax. Additional features include French doors, crown moldings, custom lighting, newer HVAC, tankless water heater, fruit trees (Meyer lemon, avocado, grapefruit, Valencia & Navel orange). This home is in the heart of downtown Tustin, stroll to dinner, shopping, coffee, and entertainment. This home has the attention to the details you are looking for along with the History that you have always Dreamed of owning.

Built in 1901

## Essential Information

MLS® #	IV25023591
Price	\$1,398,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,889
Acres	0.33
Year Built	1901
Type	Residential
Sub-Type	Single Family Residence
Style	Victorian
Status	Closed
Listing Agent	Colleen Horgan
Listing Office	COLDWELL BANKER REALTY

## Community Information

Address	540 3rd Street
Area	71 - Tustin
Subdivision	Old Town Tustin
City	Tustin
County	Orange
Zip Code	92780

## Amenities

Parking Spaces	3
Parking	Garage, Driveway, Workshop in Garage
# of Garages	3
Garages	Garage, Driveway, Workshop in Garage
View	None
Pool	None

## Exterior

Lot Description	Corner Lot, Street Level
Roof	Composition

## Interior

Interior Features	Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Attic, Ceiling Fan(s), Crown Molding, Stone Counters, Wine Cellar
Appliances	Dishwasher, Gas Range, Refrigerator, Disposal, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Primary Bedroom, See Remarks
# of Stories	2
Stories	Two

## School Information

District	Tustin Unified
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## Additional Information

Date Listed	January 29th, 2025
Days on Market	25
Short Sale	N
RE / Bank Owned	N

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