

# \$779,000 - 813 Sabina Street, Anaheim

MLS® #IV25089939

**\$779,000**

2 Bedroom, 1.00 Bathroom, 856 sqft

Residential on 0 Acres

Heritage Place Bungalows (HRPB), Anaheim,

Motivated to sell. This beautifully updated 1930s Craftsman, currently registered with the Mills Act for significant property-tax savings, offers the perfect blend of historic charm and modern sophistication. Ideally located just minutes from Disneyland, Knott's Berry Farm, the Anaheim Packing House, and Downtown Fullerton, this home offers unparalleled access to Orange County's best attractions.

The fully remodeled kitchen features quartz countertops, stainless steel appliances, fresh tile, and new plumbing, while the home boasts updated electrical, designer lighting, and new paint throughout. Original Craftsman details and original hardwood floors add timeless appeal.

The spacious lot includes a detached two-car garage with ADU potential, offering the opportunity for additional living space or rental income. With ample outdoor space and a prime location near major freeways, this home combines elegance, convenience, and investment potential. A true gem in the heart of Anaheim.

Built in 1939

## Essential Information

MLS® #	IV25089939
Price	\$779,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	856
Acres	0.13
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Jeremy Medina
Listing Office	NEST REAL ESTATE

## Community Information

Address	813 Sabina Street
Area	78 - Anaheim East of Harbor
Subdivision	Heritage Place Bungalows (HRPB)
City	Anaheim
County	Orange
Zip Code	92805

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Available
Parking Spaces	2
Parking	Garage Faces Rear
# of Garages	2
Garages	Garage Faces Rear
View	Neighborhood
Pool	None

## Exterior

Exterior	Wood Siding
Lot Description	Level, Rectangular Lot
Windows	Wood Frames
Roof	Shingle
Construction	Wood Siding
Foundation	Permanent

## Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Unfurnished
Appliances	Dishwasher, Disposal, Gas Cooktop, Gas Oven, Gas Range, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater
Heating	Floor Furnace
Cooling	Wall/Window Unit(s), Whole House Fan
Fireplace	Yes
Fireplaces	None, Decorative
# of Stories	1
Stories	One

## School Information

District	Anaheim Union High
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## Additional Information

Date Listed	November 13th, 2024
Days on Market	70
Short Sale	N
RE / Bank Owned	N

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