

# \$4,895 - 2712 Garfield Avenue, Orange

MLS® #NP25046995

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**\$4,895**

4 Bedroom, 3.00 Bathroom, 1,952 sqft

Residential Lease on 0 Acres

Presidential Tract, Orange,

Nestled in the highly sought-after Presidential Tract of Orange, California, this beautifully appointed 4-bedroom, 2.5-bath residence offers an exceptional blend of comfort, style, and timeless charm. Located within the award-winning Villa Park school district, this home is perfect for those seeking a serene neighborhood with top-tier educational opportunities. Step inside to discover a thoughtfully designed layout featuring a formal living room and dining room, ideal for entertaining. The inviting family room boasts a cozy fireplace, a built-in wet bar, and new French doors leading to a covered patio—perfect for seamless indoor-outdoor living. The lush, manicured backyard provides a private retreat for relaxation or gatherings. The kitchen is a chef's delight, complete with a charming garden window, a spacious pantry, and ample cabinetry. Upstairs, the primary suite offers a peaceful sanctuary with a private en-suite bath and a generous walk-in closet. Additional upgrades include new dual-pane windows, a newer composition roof, and an updated garage door. Located in the heart of Orange, this home is just moments from the historic Orange Plaza, renowned for its charming Old Towne district with boutique shops, acclaimed restaurants, and tree-lined streets. Enjoy easy access to parks, hiking trails, and cultural landmarks, making this home a perfect blend of suburban tranquility and vibrant community living.



Built in 1973

## Essential Information

MLS® #	NP25046995
Price	\$4,895
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,952
Acres	0.14
Year Built	1973
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rand Penrod
Listing Office	Compass

## Community Information

Address	2712 Garfield Avenue
Area	72 - Orange & Garden Grove, E of Harbor, N of 22 F
Subdivision	Presidential Tract
City	Orange
County	Orange
Zip Code	92867

## Amenities

Utilities	None
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	None
Pool	None

## Exterior

Lot Description	Corner Lot, Front Yard, Garden, Level, Sprinkler System
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## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Recessed Lighting, All Bedrooms Up
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

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

Date Listed	March 4th, 2025
Days on Market	30
Short Sale	N
RE / Bank Owned	N

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