

# **\$895,000 - 14870 Clementine Court, Tustin**

MLS® #NP25059041

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## **\$895,000**

3 Bedroom, 3.00 Bathroom, 1,312 sqft  
Residential on 0 Acres

Tustin Grove (TGRV), Tustin,

Prepare your home search for one of Orange County's most centrally-located and well-priced homes! This well-maintained detached single family home is behind the gates of Tustin Grove, just south of Old Town Tustin, and ready to wow you. Bring your toothbrush and move right in! Or, maybe you'd rather personalize the home into your forever home. Monthly HOA dues of just \$165 get you the community gate and a pool/spa complex while your friends are paying more than that just for their pool guy! Purchased in 1995 directly from the builder Shea Homes, this one-owner home has a modern and efficient layout. Thanks to the soaring vaulted ceilings and smart layout, it lives much larger than its 1,312 sq. ft. There's a big primary suite with walk-in closet at the top of the stairs, with two further bedrooms sharing a second full bathroom nearby. The laundry area is right where you want it: near your bedrooms! The downstairs is made up of a good-sized kitchen that opens to the dining room with a bar in between, with further access to the quaint back patio via sliding door. The living room has incredible natural light as well as a gas fireplace that'll warm up your nights with the flick of a switch! At the front, there's a coveted attached 2 car garage with direct access to the kitchen - groceries in the trunk are 15' from the fridge! There's a newer heating and AC system and it's got a fresh coat of paint inside. Located close to the freeway, Old Town Tustin, Tustin Legacy, District, and



Marketplace, everything you need is within a couple of miles. There's also brand new pickleball courts just around the corner. This charming home is ready for its close-up!

Built in 1995

**Essential Information**

MLS® #	NP25059041
Price	\$895,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,312
Acres	0.04
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod, Cottage
Status	Closed
Listing Agent	Matthew Fletcher
Listing Office	Seven Gables Real Estate

**Community Information**

Address	14870 Clementine Court
Area	71 - Tustin
Subdivision	Tustin Grove (TGRV)
City	Tustin
County	Orange
Zip Code	92780

**Amenities**

Amenities	Barbecue, Pool, Spa/Hot Tub, Playground
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage Faces Front, Garage, Garage Door Opener
# of Garages	2

Garages	Garage Faces Front, Garage, Garage Door Opener
View	None
Has Pool	Yes
Pool	In Ground, Association, Community, Fenced
Security	Carbon Monoxide Detector(s), Security Gate, Smoke Detector(s)

## Exterior

Exterior	Stucco, Copper Plumbing
Lot Description	Cul-De-Sac
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco, Copper Plumbing
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Separate/Formal Dining Room, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s), Primary Suite
Appliances	Dishwasher, Gas Range, Dryer, Washer, Water Heater, Water To Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Tustin Unified
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## Additional Information

Date Listed	February 3rd, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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