

\$1,279,900 - 1200 Rowan Street, Anaheim

MLS® #OC24134419

\$1,279,900

3 Bedroom, 3.00 Bathroom, 2,487 sqft
Residential on 0 Acres

Other, Anaheim,

Located on a large corner lot within the prestigious Westmont neighborhood. All homes in this tract were custom built when this area was developed. Large living area spaces for guests and entertaining. The country kitchen style layout allows for an in-room eating area surrounded by corner windows with lots of natural light. Kitchen appliances include wall oven and microwave, 4 burner gas range with custom hood, stainless steel refrigerator and dishwasher, duel kitchen sinks adjacent to a bay window. Wood cabinets are accented with dark surfaces. There are custom dimming ceiling light fixtures throughout most of the home. Most rooms appointed with crown molding. Both the family room and great room/formal dining room have a commanding fireplace that will accent any gathering. Plenty of storage within the house. 2 car garage with custom flooring has additional storage cabinets. The primary bedroom is privately located along the back of the house with doors opening to an secluded above ground spa with backyard access. The primary bathroom has been upgraded to include a separate large shower and bath with spa jets. Two secondary bedrooms are spacious with one using a trick customized usable built-in bookshelf as a door to the closet. There is a tankless water heater in a utility area next to the inside laundry area and a "new" second tank water heater along the other side of the house. According to tax records the property is approximately 2,487sqft. with a lot size of 10,379sqft. With



back house windows open you can hear the serene sounds of water splashing from the koi pond from the large backyard. There is a large secured enclosed side patio allowing driveway access. Backyard includes an entertaining area with built-in free standing propane BBQ with refrigerator and a large grass area meeting up to the koi pond. Fruit trees include: avocado, lemon, apple and orange. The front of the house faces Rowan Street and around the corner the driveway and garage faces Dwyer Drive. Plenty of street parking for this corner property. Recent major improvements in 2024 include: new roof, exterior and interior paint and new wood vinyl flooring in most living areas, hall and bedrooms accented with 5 inch base boards. Property is located almost 3 miles from Disneyland and closer to shopping, restaurants and more. Low tax base, No Mello-Roos, No HOA. The property has only 1 single step at the front porch entry and 1 single interior step towards back of the house.

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Built in 1959

Essential Information

MLS® #	OC24134419
Price	\$1,279,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,487
Acres	0.24
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mike Collins
Listing Office	Realty One Group West

Community Information

Address	1200 Rowan Street
Area	79 - Anaheim West of Harbor
Subdivision	Other
City	Anaheim
County	Orange
Zip Code	92801

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Door-Multi, Driveway Up Slope From Street, Garage, Garage Door Opener, Garage Faces Side
# of Garages	2
Garages	Concrete, Door-Multi, Driveway Up Slope From Street, Garage, Garage Door Opener, Garage Faces Side
View	None
Pool	None
Security	Prewired

Exterior

Exterior Features	Koi Pond, Rain Gutters
Lot Description	Corner Lot, Front Yard, Garden, Landscaped, Lawn, Level, Sprinkler System, Yard
Windows	Double Pane Windows
Roof	Shingle
Foundation	Raised

Interior

Interior	Laminate, Tile
Interior Features	All Bedrooms Down, Beamed Ceilings, Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Country Kitchen, Main Level Primary
Appliances	Dishwasher, Disposal, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Great Room

# of Stories	1
Stories	One

School Information

District	Anaheim Union High
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Additional Information

Date Listed	July 1st, 2024
Days on Market	193
Short Sale	N
RE / Bank Owned	N

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