

# **\$1,299,900 - 2091 Seminole, Tustin**

MLS® #OC25012037

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## **\$1,299,900**

3 Bedroom, 2.00 Bathroom, 1,281 sqft  
Residential on 0 Acres

Shadow Brook (SB), Tustin,

Nestled in the highly desirable Shadow Brook community of Tustin Ranch, this stunning single level detached home offers an elegant blend of modern upgrades and timeless charm. Featuring 3 bedrooms (one room is currently being used as a den) and 2 bathrooms, every detail has been thoughtfully curated for luxurious living. Step inside to discover an open and inviting floor plan with high-quality waterproof SPC vinyl plank flooring throughout and an entryway designed with striking porcelain tile. The den and kitchen feature eye catching shiplap ceilings, adding a warm, contemporary touch. The fully remodeled kitchen is a chef's dream, boasting brand new soft close cabinets, a sleek non-porous porcelain slab countertop and stainless steel appliances. The bathrooms are a true masterpiece. The secondary bathroom showcases a white nest marble floor, a custom color glazed ceramic tile shower and a man made Quartz countertop. The primary bathroom exudes luxury with a stunning inset floor design, a white haze marble floor in the water closet and shower area, ribbed porcelain on the shower walls and bathroom floor, and a Borghini Calcutta marble countertop. Enjoy California living in the quaint backyard, featuring vibrant bougainvillea and fruit trees - a perfect space for entertaining. This home's seamless flow and upscale finishes make it perfect for both relaxing and entertaining. Situated on a quiet cul-de-sac street, this home features a rare driveway and a 2-car



attached garage, providing convenience and extra parking. Located near parks, trails and award winning schools, this property truly has it all. Don't wait, your dream home awaits!

Built in 1989

**Essential Information**

MLS® #	OC25012037
Price	\$1,299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,281
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shawna Ramirez
Listing Office	Legacy 15 Real Estate Brokers

**Community Information**

Address	2091 Seminole
Area	89 - Tustin Ranch
Subdivision	Shadow Brook (SB)
City	Tustin
County	Orange
Zip Code	92782

**Amenities**

Amenities	Dog Park, Maintenance Front Yard, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	None
Has Pool	Yes
Pool	Association

## Exterior

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Yard
Windows	Shutters
Roof	Tile

## Interior

Interior	Tile, Wood
Interior Features	Cathedral Ceiling(s), Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Disposal, Gas Range, Microwave, Refrigerator, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

## School Information

District	Tustin Unified
Elementary	Tustin Ranch
High	Beckman

## Additional Information

Date Listed	January 16th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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