

\$585,000 - 2308 Mohican Avenue, Placentia

MLS® #OC25012943

\$585,000

3 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0 Acres

Palm Court (PLMC), Placentia,

Live-In Fixer! Single-family townhome! Update it in your own time and to your own specific taste. This charming single-family townhome offers 1,121 square feet of living space and is ready to make it your own. With 2 or 3 bedrooms, 1.5 bathrooms, this home awaits your personal touch. (Originally this home was a 3 bedroom. A wall was taken down making it 2 bedrooms. That can easily be replaced.) The main level features a cozy living room with lovely views of the lush HOA green space, creating a peaceful atmosphere right outside your door. The open layout is perfect for gatherings and everyday living, and the dining area leads directly to your private courtyard oasis, which is ideal for unwinding or entertaining friends and family. The enclosed courtyard offers privacy and low-maintenance living, so you can spend more time enjoying your space. Upstairs, you'll find 3 (2) bedrooms and a full bathroom, providing plenty of room for family or guests. For added convenience, there's a downstairs powder room and a laundry space in the detached two-car garage, which you can easily access right through your courtyard. HOA amenities include park-like grounds, pool, and guest parking. This charming Palm Gardens home offers a laid-back lifestyle with park-like grounds, a pool, and guest parking. Plus, you'll be part of a highly-rated school district, with access to Golden Elementary, Tuffree Middle, and El Dorado High, perfect for families looking for top-tier education. This



home is the perfect opportunity to update and customize to your liking, all while enjoying the peaceful charm and convenience of North Orange County. Don't miss your chance to make this home your own!

Built in 1972

Essential Information

MLS® #	OC25012943
Price	\$585,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,121
Acres	0.03
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kathy Klingaman
Listing Office	Berkshire Hathaway HomeService

Community Information

Address	2308 Mohican Avenue
Area	84 - Placentia
Subdivision	Palm Court (PLMC)
City	Placentia
County	Orange
Zip Code	92870

Amenities

Amenities	Pool
Parking Spaces	2
Parking	Garage, Door-Multi, Garage Door Opener, Off Street
# of Garages	2
Garages	Garage, Door-Multi, Garage Door Opener, Off Street
View	Park/Greenbelt

Has Pool	Yes
Pool	In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Greenbelt
Windows	Blinds

Interior

Interior	Laminate
Interior Features	All Bedrooms Up, Eat-in Kitchen, Unfurnished
Appliances	Dishwasher, Electric Oven, Refrigerator, Water To Refrigerator, Water Heater
Heating	Radiant
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Placentia-Yorba Linda Unified
Elementary	Golden
Middle	Tuffree
High	El Dorado

Additional Information

Date Listed	January 17th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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