

# **\$2,495,000 - 18391 Jocotal Avenue, Villa Park**

MLS® #OC25025008

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## **\$2,495,000**

5 Bedroom, 3.00 Bathroom, 3,140 sqft  
Residential on 0 Acres

Villa Park, Villa Park,

On the premier street in a quiet community of highly desirable flat lots we find this charming single-level residence that sits on an astounding 1/2 acre lot (~20,000 sq ft), and offers 3,140 sq ft of refined living space, including 5 bedrooms with additional office, as well as 3 full bathrooms. Immediately you and your guests are greeted by a timeless Americana facade that is complemented by an expansive driveway surrounded by lush greenery, trees, blooming flowers, as well as a spacious three-car garage.

Step inside to the inviting living room, where vaulted ceilings and large windows bring in natural light, creating a bright and airy atmosphere for a warm welcome home. A chic yet cozy fireplace adds to the charm, making it the perfect space to unwind or host guests, day or night. A classic eat-in kitchen with charming light blue tile, crisp white cabinetry, and unique vintage tile flooring, which adds personality to the heart of the home. A versatile bar area sits just off from the kitchen providing the opportunity for expert hosting. This charming space further opens to the family room, which is aptly sized for entertaining, and skylights that enhance the casual atmosphere.

All of the bedrooms feel quite spacious and are ready to be transformed by you and your family. Two of the secondary bedrooms share a dual entry bathroom, for your



family and guest convenience.

The oversized primary suite is a sanctuary of comfort and peace, with a dedicated fireplace, ensuite bathroom, generous walk-in closet, and a quaint sitting room/office that seamlessly connects to the backyard via brickway. It’s the perfect spot to relax and enjoy the serene outdoors in the comfort of your private quarters.

The real hidden gem is the sprawling backyard, which includes a covered patio, thatched tiki umbrellas, and a sparkling pool and spa as the centerpiece. Surrounded by swaying palm trees and lush greenery, this space offers ultimate privacy for resort-style living. A built-in grill and bar setup make it easy to cook up delicious meals while enjoying the sunny weather, turning every day into a vacation.

Situated near award-winning private and public schools, and centrally located with quick access to freeways, but with enough distance to escape the hustle and bustle, and a quick drive to Downtown Orange. You will be delighted by the idyllic lifestyle that can be had.

Built in 1968

**Essential Information**

MLS® #	OC25025008
Price	\$2,495,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	3,140
Acres	0.46
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	John Allen
Listing Office	Seven Gables Real Estate

## Community Information

Address	18391 Jocotal Avenue
Area	73 - Villa Park
Subdivision	Villa Park
City	Villa Park
County	Orange
Zip Code	92861

## Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	9
Parking	Door-Multi, Driveway, Garage, Garage Door Opener, Concrete, Door-Single, Garage Faces Side
# of Garages	3
Garages	Door-Multi, Driveway, Garage, Garage Door Opener, Concrete, Door-Single, Garage Faces Side
View	Courtyard
Has Pool	Yes
Pool	Heated, In Ground, Pebble, Private
Security	Carbon Monoxide Detector(s)

## Exterior

Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre, Back Yard, Drip Irrigation/Bubblers, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers On Side, Sprinkler System, Near Park, Paved
Windows	Skylight(s)
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, All Bedrooms Down, Walk-In Pantry, Walk-In Closet(s), Attic, Bar, Beamed Ceilings, Bedroom on Main Level, Jack and Jill Bath, Main Level Primary
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water

	Heater, Refrigerator, Barbecue
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom
# of Stories	1
Stories	One

### **School Information**

District	Orange Unified
Elementary	Villa Park
Middle	Cerro Villa
High	Villa Park

### **Additional Information**

Date Listed	January 27th, 2025
Days on Market	17
Short Sale	N
RE / Bank Owned	N

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