

\$2,050,000 - 1131 Foothill Boulevard, North Tustin

MLS® #OC25032813

\$2,050,000

4 Bedroom, 4.00 Bathroom, 2,790 sqft

Residential on 0 Acres

N/A, North Tustin,

Stunningly reimagined single-story home in North Tustin, where every spaceâ€™inside and outâ€™has been meticulously transformed. Expanded by approx. 1,016 sq ft and gorgeously remodeled, it now spans 2,790 sq ft, offering 4 beds, 4 baths, an office (easily convertible to a 5th bed), and a dual-primary suite layout. Situated on a huge 10,200 sq ft lot, it perfectly blends modern luxury, spacious living, and ultimate comfort. Step inside to a bright, open-concept floor plan where the massive great room seamlessly merges living area, kitchen, and dining space. Every detail has been curated for aesthetics and comfortâ€™from the limestone veneer fireplace to the lovely built-in bar. A large glass sliding door effortlessly connects the indoor living area to backyard, creating a spacious and inviting flow. Gourmet kitchen boasts an all-new layout and construction, featuring a dazzling waterfall quartz island, custom Euro-style soft-close cabinetry, new stainless steel appliances incl. six-burner cook range, and stylishly wrapped range hood highlighted by an expansive quartz backsplash, showcasing modern luxury with elegance. Big walk-in pantry offers ample storage. Home ideally features dual primary suites, each with sliding doors that open directly to the backyard, further unifying indoor and outdoor living. Left wing offers two beds, two baths, incl. an en-suite retreat. Right wing, part of the expansion, offers two more beds and baths, incl. a luxurious oversized primary suite with



vaulted ceiling, huge walk-in closet with built-ins, and sliding door framing a picture backyard view. Master bath is entirely new, boasting a model-suite-inspired design with floating vanity, walk-in shower, and soaking tub for a spa-like relaxing experience. Remaining three baths feature intricate designer upgrades. Separate laundry room with sink. Front and back yards have been completely re-envisioned. Surrounded by lush lawn, trees, and new pavers, the serene outdoor spaces feature new drainage and irrigation systems, water feature, cozy fire pit with floating bench, and natural stone plantersâ€”offering an exceptional setting for entertaining. Two-car garage with new door and epoxy floor. Additional upgrades: replaced sewer lines throughout, new HVAC system incl. ducts, new water heater, new flooring, new black double pane windows & sliders, and more. Award-winning Tustin Unified School District. Conveniently close to shopping and freeways. No HOA & No Mello-Roos!

Built in 1959

Essential Information

MLS® #	OC25032813
Price	\$2,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,790
Acres	0.23
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Zhu Chen
Listing Office	Real Broker

Community Information

Address	1131 Foothill Boulevard
Area	NTS - North Tustin
Subdivision	N/A
City	North Tustin
County	Orange
Zip Code	92705

Amenities

Utilities	Cable Available, Natural Gas Available, Electricity Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Sprinkler System, Lawn, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows
Roof	Shingle

Interior

Interior	Tile, Vinyl
Interior Features	Built-in Features, Open Floorplan, Pantry, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), All Bedrooms Down, Quartz Counters, Walk-In Pantry
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Dryer, Built-In Range, SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

School Information

District	Tustin Unified
----------	----------------

Elementary	Arroyo
Middle	Hewes
High	Foothill

Additional Information

Date Listed	February 14th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 13th, 2026 at 1:55am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.