

# \$875,000 - 301 Bluebell Avenue, Placentia

MLS® #OC25046472

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## \$875,000

3 Bedroom, 2.00 Bathroom, 1,267 sqft  
Residential on 0 Acres

Flower Tract, Placentia,

Mid-Century Charmer! Turnkey 3-bedroom, 2-bath patio home located on a cul-de-sac in the desirable Flower Tract neighborhood. Offering 1,267 sq. ft. of living space, this single-story home features vaulted ceilings, natural light, and an atrium (not included in square footage). Updates include new double-pane windows and sliders, Owens Corning roof and a wrap-around patio and roof with skylights. Interior highlights include recessed lighting, forced air heating/cooling, and stylish vanities. Ample storage throughout, including garage with a workbench, built-in cabinets, pull-down attic access, and a 240V plug for EV/RV charging. Outdoor gated side yard offers room for RV, trailer, or boat parking and includes low maintenance turf. Lovingly maintained by the same owner since 1976, this home has been thoughtfully renovated to blend modern upgrades with timeless character



Built in 1973

## Essential Information

MLS® #	OC25046472
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,267
Acres	0.14

Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern, Patio Home
Status	Closed
Listing Agent	Tonja Gray
Listing Office	Ladera Realty Group

### Community Information

Address	301 Bluebell Avenue
Area	84 - Placentia
Subdivision	Flower Tract
City	Placentia
County	Orange
Zip Code	92870

### Amenities

Utilities	Sewer Connected, Cable Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Boat, Garage Faces Front, On Street, RV Access/Parking, RV Gated
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Boat, Garage Faces Front, On Street, RV Access/Parking, RV Gated
View	None
Pool	None

### Exterior

Lot Description	Back Yard, Landscaped, Yard, Cul-De-Sac, Sprinkler System
Windows	Atrium, Double Pane Windows, Insulated Windows, Skylight(s)

### Interior

Interior	Tile
Interior Features	Built-in Features, Breakfast Area, Ceiling Fan(s), High Ceilings, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Beamed Ceilings, Coffered Ceiling(s), Eat-in Kitchen, French Door(s)/Atrium Door(s), Pull Down Attic Stairs, Quartz Counters, Storage
Appliances	Dishwasher, Disposal, Water Heater
Heating	Central
Cooling	Central Air

Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Placentia-Yorba Linda Unified
Elementary	Morse
Middle	Kraemer
High	Valencia

### **Additional Information**

Date Listed	February 23rd, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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