

# **\$1,625,000 - 12712 Charmaine Lane, North Tustin**

MLS® #OC25049412

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## **\$1,625,000**

5 Bedroom, 3.00 Bathroom, 2,246 sqft  
Residential on 0 Acres

N/A, North Tustin,

IMPROVED PRICE! \$1,625,000 !!! Nestled on a serene cul-de-sac in the sought-after enclave of North Tustin, this residence exudes timeless elegance and modern sophistication, perfectly complementing its location on Charmaine Street—derived from the Old English word for "delight." This is not merely a house; it is a meticulously designed haven where style and functionality converge.

Every detail has been thoughtfully curated, from the premium lighting, fixtures, and appliances sourced from renowned names such as Restoration Hardware, Arhaus, Eurofase, EMTEK, ROHL, Perrin & Rowe, and VIKING, to the exquisite new flooring, refined base molding, and custom paint palette that enhance the home's contemporary warmth. The bathrooms are a study in luxury, with marble finishes and frameless shower enclosures that elevate the experience. The main-floor bedroom with patio access, a refined office adjacent to a stylish powder room, and the efficiency of a tankless water heater cater to both convenience and modern living.

The sophistication extends outdoors, where a freshly painted exterior is enhanced by custom side gates and elegant, hand-selected exterior lighting. A driveway and walkway, crafted with pavers, create a striking approach, while the home's location offers tranquility and exclusivity. Just steps away, enjoy the natural beauty of El Modena Park and the welcoming community of the El Modena Branch Public



Library, with East Chapman's shopping and amenities only minutes away. Positioned on a cul-de-sac, NO HOA and free of Mello Roos, this exceptional residence offers an unparalleled lifestyle in a truly extraordinary setting.

Built in 1965

**Essential Information**

MLS® #	OC25049412
Price	\$1,625,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,246
Acres	0.20
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Steve Grippi
Listing Office	Douglas Elliman of California

**Community Information**

Address	12712 Charmaine Lane
Area	NTS - North Tustin
Subdivision	N/A
City	North Tustin
County	Orange
Zip Code	92705

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Garage Door Opener
# of Garages	2

Garages	Direct Access, Driveway, Garage, Garage Door Opener
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Sprinkler System, ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Asphalt
Construction	Stucco, Wood Siding
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Pantry, Recessed Lighting, Bedroom on Main Level, Walk-In Closet(s), Block Walls, Crown Molding, Open Floorplan, Stone Counters
Appliances	Convection Oven, Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Tankless Water Heater, Free-Standing Range, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Tustin Unified
Elementary	Panorama
Middle	Santiago Charter
High	El Modena

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	35
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 11th, 2026 at 6:25am PST.

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