

# \$1,175,000 - 1313 Rosario Circle, Placentia

MLS® #OC25053459

**\$1,175,000**

4 Bedroom, 3.00 Bathroom, 2,225 sqft

Residential on 0 Acres

other, Placentia,

Nestled at 1313 Rosario Circle in Placentia, this stunning 4-bedroom, 3-bathroom split-level home offers 2225 square feet of living space on an expansive 8500 square foot cul-de-sac lot. Step through the double front doors, adorned with intricate designs, into the middle level where a spacious living room welcomes you with a cozy fireplace and French doors opening to the backyard. A few steps down, the first level features a well-appointed kitchen with stainless steel appliances, classic wood cabinetry, and room for dining, seamlessly flowing into the formal dining area. Adjacent, a family room with French doors to the lower backyard, a bedroom, and a 3/4 bathroom with a private entrance, perfect for potential in law quarters. Ascend to the top floor to find the primary suite, boasting three large closets, a generous vanity area, and a shower/water closet room, alongside two additional oversized bedrooms. Outside, the home's curb appeal shines with traditional Spanish-style architecture, arches, an s-tile roof, paver driveway, and a mature olive tree. The gardenesque backyard, with planters, mature citrus trees, and space for a potential pool or entertainment area, is a blank canvas for your vision. Modern comforts include newer dual-pane windows, recessed lighting and central HVAC system. There is an oversized two car garage with a huge storage loft and a workbench/storage area. Located in the coveted Placentia-Yorba Linda School District, this move-in-ready gem is walking



distance to shopping, restaurants, and parks, with easy freeway access. Close to Cal State Fullerton, Placentia-Linda Hospital, and all that Orange County offers. Priced to sell, it's a perfect blend of charm and opportunity to create your unique masterpiece.

Built in 1966

## Essential Information

MLS® #	OC25053459
Price	\$1,175,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,225
Acres	0.20
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Jonathan Pearson
Listing Office	Redfin Corporation

## Community Information

Address	1313 Rosario Circle
Area	84 - Placentia
Subdivision	other
City	Placentia
County	Orange
Zip Code	92870

## Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available
Parking Spaces	4
Parking	Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage
# of Garages	2

Garages	Driveway, Driveway Up Slope From Street, Garage Faces Front, Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Landscaped, Sprinkler System
Windows	Double Pane Windows
Roof	Spanish Tile, Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Separate/Formal Dining Room, Pantry, Recessed Lighting, Entrance Foyer, Walk-In Closet(s), Brick Walls, Ceiling Fan(s), Crown Molding, Tile Counters, Unfurnished
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Range Hood, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Multi/Split

## School Information

District	Placentia-Yorba Linda Unified
Elementary	Van Buren
Middle	Kraemer
High	Valencia

## Additional Information

Date Listed	March 12th, 2025
Days on Market	16
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 1st, 2026 at 6:41pm PST.

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