

\$875,000 - 612 Van Buren Street, Placentia

MLS® #OC25059670

\$875,000

3 Bedroom, 2.00 Bathroom, 1,389 sqft

Residential on 0 Acres

Other, Placentia,

Welcome to this charming three-bed, two bath, two story home, in the City of Placentia. As you enter the residence you are greeted at the spacious living room, with its dramatic vaulted ceilings and many windows that fill the room with natural light. The floorplan leads you to the spacious dining and kitchen area, equipped with a four-burner gas range, microwave, dishwasher, refrigerator, and a reverse osmosis water filtration system installed at the kitchen sink. Off the dining area is a sliding glass door leading to the covered side patio and beautiful, low maintenance, "wrap-around", pave-stone back yard. Adjacent to the kitchen is a full bathroom and a spacious main-floor bedroom with mirrored closet doors and a large window. The staircase leads you to the large master bedroom with a walk-in closet and large window to the backyard, another full bathroom, and the second bedroom with mirrored closet doors and a large window. The home has been upgraded with a complete 7.92 kw solar system installed in 2022, a brand-new HVAC system installed in 2024, and brand-new carpet and both interior and exterior paint. The property is conveniently located just minutes from the 91, 55, and 57 freeways. Don't miss this opportunity to call this turnkey house your new home!



Built in 2000

Essential Information

MLS® #	OC25059670
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,389
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jason Cunningham
Listing Office	Century 21 Masters

Community Information

Address	612 Van Buren Street
Area	84 - Placentia
Subdivision	Other
City	Placentia
County	Orange
Zip Code	92870

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front
# of Garages	2
Garages	Direct Access, Driveway, Garage, Garage Door Opener, Garage Faces Front
View	None
Pool	None
Security	Fire Sprinkler System, Window Bars

Exterior

Exterior	Concrete, Stucco, Copper Plumbing, Frame
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Front, Sprinklers In Rear, Sprinkler System
Windows	Double Pane Windows

Roof	Composition
Construction	Concrete, Stucco, Copper Plumbing, Frame
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Granite Counters, High Ceilings, Bedroom on Main Level, Walk-In Closet(s), Cathedral Ceiling(s)
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Vented Exhaust Fan, Water Purifier
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Placentia-Yorba Linda Unified
Elementary	Glenview
Middle	Bernardo Yorba
High	Esperanza

Additional Information

Date Listed	March 19th, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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