

\$579,900 - 13101 Sunnybrook Circle # 204, Garden Grove

MLS® #OC25063851

\$579,900

2 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0 Acres

Meadow Brook Village Villas (MBVV), Garden Grove,

Welcome to 13101 Sunnybrook Circle #204, an upper-level end unit home nestled in the highly sought-after gated community of Meadowbrook Village in Garden Grove. This beautifully maintained 2-bedroom, 2-bathroom condo offers privacy, comfort, and resort-style amenities in one of the most serene settings in the area. Enjoy the open and airy layout with an abundance of natural light, and gorgeous laminate wood flooring throughout. The spacious living room features a cozy fireplace and sliding doors that lead to a private balcony—perfect for relaxing or entertaining with tranquil views of the lush landscape and flowing streams. The updated kitchen is equipped with freshly painted cabinets, stainless steel appliances, and a kitchen pass-through that opens to the living space, creating an inviting, seamless flow. The primary suite is a peaceful retreat with its own private balcony access, vaulted ceilings, and an en-suite bath complete with dual vanities and walk-in closet. A second generously sized bedroom, full guest bathroom, in-unit laundry, and central air & heat complete the interior. Additional highlights include a 2-car detached garage with ample storage and close proximity to the unit. Meadowbrook Village offers outstanding amenities: pool, spa, tennis courts, clubhouse, greenbelts, and peaceful water features—all within a secure, gated community. HOA covers water, trash, and master insurance. Centrally located near top schools, shopping, restaurants, parks, and



freeways, this move-in-ready home blends comfort, convenience, and charm. Don't miss the opportunity to own this private upper unit in one of Garden Grove's best-kept communities!

Built in 1987

Essential Information

MLS® #	OC25063851
Price	\$579,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Stephanie Young
Listing Office	Coldwell Banker Realty

Community Information

Address	13101 Sunnybrook Circle # 204
Area	65 - N of Blsa, S of GGrv, E of Bch, W of Brookhrs
Subdivision	Meadow Brook Village Villas (MBVV)
City	Garden Grove
County	Orange
Zip Code	92844

Amenities

Amenities	Controlled Access, Insurance, Pool, Pet Restrictions, Spa/Hot Tub, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces	2
Parking	Garage, Garage Door Opener
# of Garages	2

Garages	Garage, Garage Door Opener
View	Neighborhood, Water, Creek/Stream, Pond
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Exterior

Lot Description	Corner Lot
Roof	Common Roof

Interior

Interior	Laminate, Tile
Interior Features	Separate/Formal Dining Room, Primary Suite
Appliances	Dishwasher, Disposal, Gas Range, Refrigerator, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Garden Grove Unified
Middle	Warner
High	Westminster

Additional Information

Date Listed	March 23rd, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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