

\$1,685,000 - 13744 Comanche, Tustin

MLS® #OC25065771

\$1,685,000

4 Bedroom, 3.00 Bathroom, 2,177 sqft

Residential on 0 Acres

Shadow Brook (SB), Tustin,

This beautiful Shadow Brook residence offers 2,177 sqft of living space, 4 bedrooms, 2.5 baths and has been thoughtfully designed with the expertise of an amazing interior designer. Featuring exquisite details, this home exudes sophistication. Throughout, you'll find beautiful wood-plank look tile flooring and neutral painted walls, creating a warm and inviting atmosphere. As you step inside, the inviting living room boasts a dramatic two-story ceiling that enhances the sense of openness and grandeur. Adjacent to the living room, the formal dining room provides the perfect setting for entertaining guests with its refined ambiance. The kitchen is a chef's delight, complete with granite countertops, custom wood cabinets, freestanding gas range, microwave and dishwasher. The well-appointed cabinetry offers ample storage, while the functional layout makes meal preparation a breeze. Flowing seamlessly from the kitchen is a casual dining area, which leads to upgraded sliding glass doors opening to the backyard. Outside, you'll find a spacious patio with a large aluminum patio cover, perfect for entertaining, and a lush grassy area with no homes behind you, ensuring privacy and tranquility. The exterior was freshly painted in 2024, enhancing its curb appeal. The welcoming family room features a stacked stone gas fireplace with ceramic logs and a custom built-in with lighting. The powder room offers a modern floating vanity, elegant sconces and stylish grass cloth wall treatment.



Upstairs, youâ€™ll find four generously sized bedrooms and two full bathrooms. The primary suite, with vaulted ceilings, creates an airy, open feel. The en suite bathroom has been upgraded, featuring a new vanity with shaker style cabinetry, custom mirrors and sconces, a walk-in shower with a frameless glass enclosure and a deep soaking tub with a quartz surround, creating a spa-like experience. The hallway linen cabinet has been updated with shaker doors and a quartz top. The upgraded hall bath includes a quartz top vanity, tub/shower combination with upgraded glass sliding door and modern finishes. The additional bedrooms feature wood blinds and custom window treatments, adding warmth and privacy. Newer carpet on the stairs and throughout the upper level adds comfort underfoot. This home also boasts upgraded windows and sliding doors, a newer furnace and A/C, updated door hardware and upgraded toilets, ensuring modern convenience and efficiency. Nearby park and award-winning schools!

Built in 1989

Essential Information

MLS® #	OC25065771
Price	\$1,685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,177
Acres	0.10
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed

Listing Agent	Jennifer Palmquist
Listing Office	Coldwell Banker Realty

Community Information

Address	13744 Comanche
Area	89 - Tustin Ranch
Subdivision	Shadow Brook (SB)
City	Tustin
County	Orange
Zip Code	92782

Amenities

Amenities	Pool, Spa/Hot Tub, Dog Park, Maintenance Front Yard
Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Cable Available, Phone Available, Sewer Connected
Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Park/Greenbelt
Has Pool	Yes
Pool	In Ground, Association, Community
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Wood Siding
Exterior Features	Lighting
Lot Description	Back Yard, Lawn, Sprinkler System, Yard, Landscaped, Near Park, Zero Lot Line
Windows	Blinds, Custom Covering(s), Double Pane Windows, Plantation Shutters, Screens, Shutters
Roof	Concrete, Tile
Construction	Wood Siding
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Quartz Counters, Recessed Lighting, All Bedrooms Up, Walk-In Closet(s), Attic, Breakfast Area, Crown Molding,

	Two Story Ceilings
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Water Heater, Electric Oven, Free-Standing Range, Water To Refrigerator
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Family Room
# of Stories	2
Stories	Two

School Information

District	Tustin Unified
Elementary	Tustin Ranch
Middle	Pioneer
High	Beckman

Additional Information

Date Listed	March 24th, 2025
Days on Market	39
Short Sale	N
RE / Bank Owned	N

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