

# \$875,000 - 2001 Hill Avenue, Fullerton

MLS® #OC25070307

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## \$875,000

3 Bedroom, 2.00 Bathroom, 1,069 sqft  
Residential on 0 Acres

Other, Fullerton,

If your dream home comes with a long list of must-haves, youâ€™ll want to grab your pen and start checking them off at 2001 W Hillâ€”this oneâ€™s a keeper. First up? Curb appealâ€”check! This corner-lot cutie is bursting with charm, from the lush green lawn to the detailed brick walkway that guides you right to the door. And because it has a side-entry garage, the front of your home gets to shine with uninterrupted character and classic design.

Once inside, youâ€™ll quickly see that this home isnâ€™t just fresh on the surfaceâ€”itâ€™s updated where it counts. A brand-new HVAC system keeps you cool in the summer and cozy in the winter. A tankless water heater means long, hot showers without the wait. Updated windows boost energy efficiency and comfort. And you'll love knowing that the sprinkler system has been updated to keep your lawn lush with ease.

The interior and exterior have both been freshly painted, giving the home a clean, crisp, move-in-ready feel. Step inside and enjoy stylish recessed lighting and charming light fixtures throughout, adding warmth and a designer touch in every room. Thereâ€™s also new flooring, an updated kitchen with brand-new appliances, and bathrooms that nail the modern cottage vibe with thoughtful finishes and personality.



But we all know the real star of the show in Southern California is the backyard—and this one delivers. The oversized covered patio is perfect for hosting your next BBQ, football party, or just relaxing with a cold drink. The generous grassy area has room to play, garden, or simply enjoy the outdoors.

The garage is in excellent condition, ready for cars, storage, or your next big idea. If you're looking for flexibility or income potential, consider converting it to an ADU (Accessory Dwelling Unit). It's the perfect house hack—live in the main home while generating rental income from the separate space.

2001 W Hill is the rare blend of charm, function, and flexibility. It's been thoughtfully improved, lovingly maintained, and is completely move-in ready. Whether you're a first-time buyer, downsizer, or someone looking for a home that checks all the boxes—this Fullerton beauty is ready to welcome you home.

Built in 1955

### **Essential Information**

MLS® #	OC25070307
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Listing Agent Sandra Tanner  
Listing Office Seven Gables Real Estate

### **Community Information**

Address 2001 Hill Avenue  
Area 83 - Fullerton  
Subdivision Other  
City Fullerton  
County Orange  
Zip Code 92833

### **Amenities**

Utilities Natural Gas Connected, Sewer Connected, Water Connected, Electricity Connected  
Parking Spaces 2  
Parking Driveway, Garage  
# of Garages 2  
Garages Driveway, Garage  
View Neighborhood  
Pool None

### **Exterior**

Lot Description Back Yard, Front Yard, Lawn, Corner Lot, Landscaped, Sprinklers In Front, Sprinklers In Rear, Walkstreet  
Foundation Raised

### **Interior**

Interior Laminate  
Interior Features Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Quartz Counters  
Appliances Dishwasher, Gas Cooktop, Disposal, Gas Oven, Tankless Water Heater  
Heating Central  
Cooling Central Air  
Fireplaces None  
# of Stories 1  
Stories One

### **School Information**

District Fullerton Joint Union High

## Additional Information

Date Listed	March 31st, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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