

# **\$450,000 - 521 Lyon Street # 45, Santa Ana**

MLS® #OC25070929

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## **\$450,000**

2 Bedroom, 2.00 Bathroom, 1,008 sqft  
Residential on 8 Acres

Saddleback Park Villas (SBPV), Santa Ana,

Come see this charming, move-in ready 2-bedroom, 2-bath home. This bottom level unit is perfect for making memories and waiting for you to call it "HOME SWEET HOME," this home features an open layout with ample storage space throughout. Laminate wood flooring in the living room and tile in the kitchen and bathrooms. A cozy kitchen with an electric stove and plenty of cabinets to store your cookware and non-perishable food. The dining area and the living room are open concept with an A/C wall unit in the living room and a glass sliding door that leads to the private patio. The patio has an extended shed for added comfort and privacy. Perfect for those hot summer days and ideal for your pets to play or for a relaxing BBQ afternoon with your family and friends. The living room is spacious, the popcorn ceiling has been removed, and it also comes with a wood burning fireplace and a beautiful ceiling fan. Both bedrooms are of generous size, each one comes with a ceiling fan and generous mirror closets doors. The hallway offers plenty of shelves for you to display your decoration, family pictures or to be used as additional storage. One assigned carport with wooden storage compartment and the 2nd parking spot is in the open area. The location is unbeatable! Just minutes from the 5 & 55 freeways, a short distance to schools, restaurants, the Santa Ana Zoo, bakeries, DMV, bus stops, and more!





This home is truly a must-see!

Built in 1964

### Essential Information

MLS® #	OC25070929
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	8.00
Year Built	1964
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Veronica Ivy
Listing Office	HomeSmart, Evergreen Realty

### Community Information

Address	521 Lyon Street # 45
Area	69 - Santa Ana South of First
Subdivision	Saddleback Park Villas (SBPV)
City	Santa Ana
County	Orange
Zip Code	92701

### Amenities

Amenities	Clubhouse, Management, Pool, Trash, Controlled Access, Guard, Maintenance Grounds, Meeting Room, Pet Restrictions, Storage
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Carport, Gated, Assigned, Garage, Garage Door Opener, Paved
Garages	Carport, Gated, Assigned, Garage, Garage Door Opener, Paved
View	Trees/Woods, Pool
Has Pool	Yes
Pool	Association
Security	Smoke Detector(s)



## Exterior

Exterior	Stucco, Drywall
Lot Description	ThirtySixToFortyUnitsAcre
Windows	Double Pane Windows, Screens
Construction	Stucco, Drywall

## Interior

Interior	Tile, Vinyl
Interior Features	All Bedrooms Down, Granite Counters, Separate/Formal Dining Room
Appliances	Electric Cooktop, Disposal
Heating	Electric
Cooling	Wall/Window Unit(s), Electric
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Santa Ana Unified
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## Additional Information

Date Listed	April 1st, 2025
Days on Market	4
Short Sale	N
RE / Bank Owned	N

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