

# \$1,369,000 - 13041 Ranchwood Road, Tustin

MLS® #OC25071068

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## \$1,369,000

3 Bedroom, 2.00 Bathroom, 1,805 sqft  
Residential on 0 Acres

Bellewick, Tustin,

What a gem! This charming 3-bedroom, 2-bathroom single-story home in the heart of Tustin is on the market for the very first time! Spanning 1,805 square feet on a generous 7,200 square foot lot, the home is filled with natural light thanks to oversized Milgard windows throughout. The open-concept floorplan flows beautifully from the entry through the living room, family room, dining area, and kitchen, creating a seamless space ideal for both everyday living and entertaining. Thoughtfully designed for comfort and functionality, the layout enhances the home's bright and airy atmosphere, making it easy to envision gatherings with family and friends. The spacious layout features freshly painted interiors, new appliances, contemporary light fixtures, and beautifully refreshed landscaping in both the front and back yards. The secondary bedrooms are generously sized, while the expansive primary suite offers room for a private sitting area and overlooks the pool-sized backyardâ€”perfect for entertaining, creating your dream outdoor oasis, or adding an ADU. This is a rare opportunity to own a lovingly maintained home in a prime location.



Built in 1968

## Essential Information

MLS® #	OC25071068
Price	\$1,369,000

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,805
Acres	0.17
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Julie Harrington Giffin
Listing Office	Engel & Volkers Dana Point

### Community Information

Address	13041 Ranchwood Road
Area	71 - Tustin
Subdivision	Bellewick
City	Tustin
County	Orange
Zip Code	92782

### Amenities

Amenities	Management
Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage, On Street
# of Garages	2
Garages	Direct Access, Driveway, Garage, On Street
View	None
Pool	None

### Exterior

Exterior	Brick, Stucco
Lot Description	Back Yard, Front Yard, Garden, Sprinkler System
Windows	Double Pane Windows
Construction	Brick, Stucco

### Interior

Interior	Laminate
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Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Granite Counters
Appliances	Dishwasher, Microwave, Free-Standing Range
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den
# of Stories	1
Stories	One

### **School Information**

District	Tustin Unified
Elementary	Red Hill
High	Beckman

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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