

# \$999,900 - 812 San Juan Lane, Placentia

MLS® #OC25077271

**\$999,900**

3 Bedroom, 2.00 Bathroom, 1,728 sqft

Residential on 0 Acres

Placentia Village Estates (PLVE), Placentia,

Welcome to 812 San Juan Ln, a beautifully maintained 3-bedroom, 2-bathroom single-family home offering 1,728 square feet of comfortable living space, all on one convenient level. Nestled in a quiet neighborhood in Placentia, this home blends classic charm with thoughtful updates, perfect for everyday living and entertaining alike. Step through the arched entryway and wood front door into the open-concept living area with LVP flooring and interior shutters throughout. The living room, located just off the entry, features vaulted ceilings, a cozy brick fireplace, and plush carpeting. The adjacent dining area is accented by a chandelier and continues the warm, inviting atmosphere. At the back of the home, you'll find the eat-in kitchen, complete with granite countertops, built-in oven and microwave, electric stovetop, tray ceiling with recessed lighting, and plenty of cabinet space. Durable LVP flooring flows through the kitchen and into the adjoining family room, which includes a ceiling fan and sliding glass doors leading to the backyard, creating a seamless indoor-outdoor flow. The backyard is fully enclosed with a tall fence for added privacy and features a spacious patio, plus lush green space and/or garden area, perfect for entertaining or relaxing in the California sun.

Down the hallway are the home's bedrooms and additional storage closets. The primary suite is generously sized with carpet



CRMLS

flooring, a ceiling fan, two large closets, and a private en suite bathroom featuring a walk-in shower with granite surround, a single-sink vanity with room for dual sinks, and tile flooring.

Bedrooms 2 and 3 are well-sized with mirrored closets, cozy carpet, and interior window shutters, with Bedroom 2 also offering a ceiling fan. The hallway bathroom includes a tub/shower combo, single sink vanity, and tile flooring. The laundry room, located across from the hall bath, adds convenience with tile floors, additional cabinetry, and direct access to the attached two-car garage.

Don't miss the opportunity to own this well-loved home with a functional layout, generous living spaces, and a private outdoor retreat. Come see the charm of 812 San Juan Ln for yourself!

Built in 1977

## Essential Information

MLS® #	OC25077271
Price	\$999,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	0.16
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Fred Sedighravesh
Listing Office	Keller Williams Realty Irvine

## Community Information

Address	812 San Juan Lane
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Area	84 - Placentia
Subdivision	Placentia Village Estates (PLVE)
City	Placentia
County	Orange
Zip Code	92870

## Amenities

Parking Spaces	2
Parking	Door-Multi, Direct Access, Driveway, Garage, On Street
# of Garages	2
Garages	Door-Multi, Direct Access, Driveway, Garage, On Street
View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Yard, Walkstreet
Roof	Spanish Tile

## Interior

Interior	Carpet, Laminate
Interior Features	Separate/Formal Dining Room, Granite Counters, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	Electric Cooktop, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

## School Information

District	Placentia-Yorba Linda Unified
Middle	Kraemer
High	Valencia

## Additional Information

Date Listed	April 8th, 2025
Days on Market	7
Short Sale	N

RE / Bank Owned N

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