

# \$1,590,000 - 2610 Lakeside Avenue, Orange

MLS® #OC25084427

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## \$1,590,000

4 Bedroom, 3.00 Bathroom, 3,233 sqft  
Residential on 0 Acres

Meredith Acres, Orange,

Nestled in one of the most highly coveted neighborhoods in the heart of Orange, Meredith Acres and within walking distance to all three Villa Park schools, this exceptional Meredith Acres estate offers 3,233 square feet of luxurious living space, plus a permitted beautifully 264 square foot sunroom. This spectacular Galleria model sits on an 8,000 square foot lot and features 4 bedrooms and 3 bathrooms, including a main-level bedroom and full bath. Thoughtful upgrades throughout include dual pane windows, extensive crown molding, custom hand-crafted wainscoting, recessed lighting, multiple ceiling fans, and rich hardwood flooring in the entry, dining room, kitchen, and family room. The stunning kitchen is equipped with Caesarstone countertops and backsplash, a Jenn-Air 6-burner gas cooktop, double ovens, a garden window, natural wood beadboard cabinetry with pull-outs, triple-wide pantries, and a sunlit breakfast nook. Gorgeous curb appeal welcomes you with immaculate landscaping, blooming gardens, paver walkways, an extra-long front porch, and a charming "secret garden" patio. Step through the double beveled glass entry doors into an impressive foyer with a nine-foot-wide staircase and into the expansive formal living room with soaring ceilings and a marble fireplace. A few steps down leads to the elegant formal dining room with a bay window and ample space for large gatherings, seamlessly connecting to the spacious family



room and adjacent tiled sunroom with dual skylights. A pocket door offers kitchen privacy, and the downstairs bathroom also houses the laundry area with added cabinetry and counter space. Upstairs, the oversized primary suite boasts a giant walk-in closet and a remodeled bath with dual sinks and a jetted soaking tub with shower, while the remaining two generously sized bedrooms share an upgraded hallway bathroom with dual sinks, coffered ceiling, and a tub/shower combo. The tranquil, park-like backyard wraps around the home and features lush lawn, raised planters, and two paved patio areas ideal for entertaining or relaxing evenings. This superb residence is perfectly located near top-rated schools, shopping, dining, and offers easy access to the 55 and 91 freewaysâ€”donâ€™t miss your chance to own in one of the most sought-after communities in Orange County!

Built in 1964

## Essential Information

MLS® #	OC25084427
Price	\$1,590,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,233
Acres	0.18
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Joan Hawley-verstraete
Listing Office	First Team Real Estate

## Community Information

Address 2610 Lakeside Avenue

Area	75 - Orange, Orange Park Acres E of 55
Subdivision	Meredith Acres
City	Orange
County	Orange
Zip Code	92867

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage Faces Front, Concrete, Direct Access, Door-Single, Driveway, Garage, Paved, Storage
# of Garages	2
Garages	Garage Faces Front, Concrete, Direct Access, Door-Single, Driveway, Garage, Paved, Storage
View	Neighborhood
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

### **Exterior**

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Lawn, Landscaped, Level, Near Park, Sprinkler System, Yard, Gentle Sloping, Near Public Transit, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
Windows	Double Pane Windows, Bay Window(s), Casement Window(s), Custom Covering(s), Garden Window(s), Screens, Skylight(s)
Roof	Tile
Construction	Stucco
Foundation	Slab, Raised

### **Interior**

Interior	Wood, Carpet, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, Bedroom on Main Level, Balcony, Block Walls, Built-in Features, Coffered Ceiling(s), Crown Molding, Dressing Area, Entrance Foyer, High Ceilings, Open Floorplan, Paneling/Wainscoting, Pantry, Recessed Lighting, Stone Counters, Storage, Two Story Ceilings, Wood Product Walls
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Range Hood, SixBurnerStove, Water Heater

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas Starter
# of Stories	2
Stories	Two

### **School Information**

District	Orange Unified
Elementary	Villa Park
Middle	Cerro Villa
High	Serrano

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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