

# \$650,000 - 1269 Vermont Avenue, Anaheim

MLS® #OC25085436

**\$650,000**

3 Bedroom, 1.00 Bathroom, 981 sqft

Residential on 0 Acres

None, Anaheim,

Welcome to this unique opportunity in the heart of Anaheim. This 3-bedroom, 1-bathroom home is being sold as part of a probate sale and offers tremendous potential for the right buyer. Situated on a generous lot, the property is in original condition with no upgrades, providing a blank canvas for customization and renovation. The backyard features mature fruit trees, offering both charm and the potential for a personal garden oasis. Whether you're an investor, developer, or a homeowner looking to create your dream space, this is an ideal chance to bring your vision to life in a desirable Anaheim neighborhood. Property to be sold as-is. Probate terms apply. Centrally located near Boysen Park, close to major entertainment such as Anaheim Garden Walk, Disneyland, Angel Stadium, and the Packing District.



Built in 1955

## Essential Information

MLS® # OC25085436

Price \$650,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 981

Acres 0.14

Year Built 1955

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Matthew George
Listing Office	Matthew D. George, Broker

## Community Information

Address	1269 Vermont Avenue
Area	78 - Anaheim East of Harbor
Subdivision	None
City	Anaheim
County	Orange
Zip Code	92805

## Amenities

Parking Spaces	1
# of Garages	1
View	None
Pool	None

## Exterior

Lot Description	Front Yard, Garden
-----------------	--------------------

## Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Anaheim Union High
----------	--------------------

## Additional Information

Date Listed	April 18th, 2025
Days on Market	21
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 16th, 2026 at 9:00pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.