

\$739,900 - 1406 Camden Place, Santa Ana

MLS® #OC25087402

\$739,900

3 Bedroom, 2.00 Bathroom, 1,009 sqft
Residential on 0 Acres

N/A, Santa Ana,

A Rare Opportunity Just Minutes from
Downtown and Top-Rated Mater Dei High
School!

Opportunities like this donâ€™t come around oftenâ€”especially at this price point. Nestled in a highly sought-after neighborhood just minutes from downtown and within close proximity to one of the area's most highly rated high schools, Mater Dei, this home offers an incredible blend of location, space, and value. This well-cared-for residence features 3 spacious bedrooms and 2 full bathrooms, providing comfortable living for families, first-time buyers, or even those looking to downsize without sacrificing functionality. One of the standout features is the bonus room, originally the garage, which has been thoughtfully converted to provide extra living space. Whether you're in need of a home office, guest room, workout area, or playroom, this versatile space offers endless possibilities to suit your needs. The kitchen is generously sized, offering plenty of room for meal prep, dining, and entertaining. It features tile flooring for easy maintenance and durability. All the bedrooms are a good size, giving everyone their own comfortable space to relax and unwind. Step outside and you'll find a backyard designed for both entertainment and enjoyment. There's ample space to host get-togethers, BBQs, or simply enjoy a quiet evening outdoors. Fruit lovers will appreciate the lemon, apple, raspberry, and orange trees



already established, and thereâ€™s even room to expand your garden or add additional plants. A large shed in the back provides convenient extra storageâ€”perfect for tools, seasonal items, or hobbies. Additional highlights include dual-pane windows throughout the entire home, helping to keep the home comfortable year-round and increase overall efficiency. From the inside out, this home shows signs of being lovingly maintained, and itâ€™s ready for its next chapter. If you've been waiting for a home that offers space, location, and incredible potentialâ€”all at a price thatâ€™s hard to find in this areaâ€”this is it. Donâ€™t miss your chance. Schedule your private showing today and see what makes this home truly special!

Built in 1957

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | OC25087402 |
| Price | \$739,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,009 |
| Acres | 0.14 |
| Year Built | 1957 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Luis Lozano |
| Listing Office | PPF Realty |

Community Information

| | |
|-------------|-------------------|
| Address | 1406 Camden Place |
| Area | 699 - Not Defined |
| Subdivision | N/A |
| City | Santa Ana |

| | |
|----------|--------|
| County | Orange |
| Zip Code | 92704 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 1 |
| Parking | Driveway |
| # of Garages | 1 |
| Garages | Driveway |
| View | City Lights |
| Pool | None |

Exterior

| | |
|-----------------|---------------------|
| Lot Description | ZeroToOneUnitAcre |
| Windows | Double Pane Windows |

Interior

| | |
|-------------------|-------------------|
| Interior Features | All Bedrooms Down |
| Heating | Wall Furnace |
| Cooling | None |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

| | |
|----------|-------------------|
| District | Santa Ana Unified |
|----------|-------------------|

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | April 7th, 2025 |
| Days on Market | 70 |
| Short Sale | N |
| RE / Bank Owned | N |

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