

\$1,300,000 - 13511 Epping Way, Tustin

MLS® #OC25095713

\$1,300,000

3 Bedroom, 2.00 Bathroom, 2,255 sqft

Residential on 0 Acres

N/A, Tustin,

Tustin â€œRanch Style Homeâ€• On a Cul-de-Sac in one of Tustinâ€™s most coveted neighborhoods.

Ready for your personal touches, this Large Lot Home welcomes you with a Stunning and Professionally landscaped front yard, which includes a large Shade Tree, Brick planters, Grass, a Brick Walkway, Brick Path Light, and a sizable Brick front Porch. The Front of the Home continues with Brick and Stucco.

Featuring Central A/C, Solar Power, Newer Dual Pane Windows and Sliding Doors throughout, Scraped Ceilings and Clean out of Original Attic Material.

Enter through the upgraded Double Wood Doors to a roomy tiled Entry, which has a large Mirrored Coat Closet. The Entry is open to a light and bright, Large Living Room with Scraped Ceilings, Crown Molding, Newer Dual Pane Windows, a Tiled Gas fireplace with Decorative Wood Accent Mantel and Recessed Lighting.

The Entry Tile continues to the left into an Open floor Plan Dinning area, Kitchen and Large Family Room. The Dining area has Oak Crown Molding, a Ceiling fan, recessed Lighting, and room for a large table to entertain guests.

The Large Kitchen boasts lovely and well-Maintained Oak Cabinets, an original Vintage look Double Oven and Cooktop. There is a Dishwasher, and a double door Fridge, along with Tiled Counters and Recessed



lighting, a great deal of storage for all your cooking items.

The Laundry room off the Kitchen has a large Pantry closet, Oak cabinets and ample room for a full-size washer and dryer, along with a door leading to the outside.

The Large permitted Family Room has Beamed Ceilings, two Fans, a Brick Fireplace and Sliding doors that Lead to the Backyard.

The Hallway that leads to the bedrooms includes a large closet with deep cupboards, a Full-size Bathroom, with a good amount of counter space and a large Oak Linen closet.

Two Guest Bedrooms include mirrored closet doors, crown molding and newer dual pane windows.

The Master Bedroom has a long-Mirrored closet, a fan, crown molding, Dual Pane Sliding doors that open to the Backyard, recessed lighting, and a Large On-Suite Bathroom. The Master Bathroom has a walk-in shower, newer cupboards, sink and vanity. Flooring had been removed in most rooms. The Backyard has a large Pool with Heating Equipment, an in-Ground Jacuzzi, and surrounded with areas for your Barbeques and Entertaining.

The Two Car garage has Storage Cabinets, a sink, Workbenches, and an automatic Door Opener.

Built in 1962

Essential Information

MLS® # OC25095713

Price \$1,300,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Square Footage 2,255

Acres 0.17

Year Built 1962

Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Teri May
Listing Office	Century 21 Rainbow Realty

Community Information

Address	13511 Epping Way
Area	71 - Tustin
Subdivision	N/A
City	Tustin
County	Orange
Zip Code	92780

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage, Garage Door Opener
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private, Tile

Exterior

Exterior	Drywall, Frame, Concrete, Stucco, Brick
Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Lawn, Landscaped, Near Park, Garden
Windows	Double Pane Windows, Screens, Tinted Windows
Roof	Asphalt
Construction	Drywall, Frame, Concrete, Stucco, Brick
Foundation	Slab

Interior

Interior	Tile, Concrete
Interior Features	Beamed Ceilings, Ceiling Fan(s), Crown Molding, Open Floorplan, Recessed Lighting, Tile Counters, All Bedrooms Down, Bedroom on Main Level, Main

	Level Primary
Appliances	Double Oven, Electric Cooktop, Refrigerator, Water Heater
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Tustin Unified
----------	----------------

Additional Information

Date Listed	December 2nd, 2024
Days on Market	11
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 10th, 2026 at 12:56am 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.