

# **\$1,250,000 - 12052 Sheridan Lane, Garden Grove**

MLS® #OC25096011

**\$1,250,000**

5 Bedroom, 2.00 Bathroom, 2,160 sqft

Residential on 0 Acres

Other, Garden Grove,

Welcome to this beautifully upgraded 5-bedroom, 2-bath single-story home, perfectly situated on a massive 11,346 sq ft double corner lot. This rare find offers endless potential, including room to build an ADU or expand with an addition—ideal for multi-generational living or investment opportunities. Step inside to discover a spacious and well-designed layout featuring a remodeled kitchen with granite countertops, stainless steel appliances, and sleek tile flooring that flows seamlessly throughout the home. The remodeled bathrooms offer modern finishes, while the dining room, living room, family room with fireplace and additional room with built-in drawers & cupboards that can be used as an office, craft or sewing room provide multiple spaces for gathering and relaxing. You'll love the custom wood-trim sliding door in the living room, complete with beveled glass accents, and enjoy natural light with elegant plantation shutters in both the dining and living rooms. Stay comfortable year-round with newer central A/C, furnace and dual pane windows. Outdoors, the property continues to impress with a loop driveway, separate side RV access behind double 10-ft steel gates, a new 990 sq ft RV pad (total RV gated area is 2,500 sq ft), and a covered backyard patio - perfect for entertaining. The vinyl fencing separates the RV area from the beautifully maintained backyard for added privacy, and a new backyard block wall adds security and peace of mind with automatic sprinklers in both



front and back yards. This home is a rare blend of space, upgrades, and future potentialâ€”don't miss your chance to own this one-of-a-kind property! Schedule your private showing today!

Built in 1962

## Essential Information

MLS® #	OC25096011
Price	\$1,250,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,160
Acres	0.26
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Custom
Status	Closed
Listing Agent	Kim Le
Listing Office	First Team Real Estate

## Community Information

Address	12052 Sheridan Lane
Area	63 - Garden Grove S of Chapman, W of Euclid
Subdivision	Other
City	Garden Grove
County	Orange
Zip Code	92840

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Connected, Water Available
Parking Spaces	2
Parking	Garage Faces Front, RV Access/Parking, RV Gated
# of Garages	2
Garages	Garage Faces Front, RV Access/Parking, RV Gated

View	Neighborhood
Pool	None
Security	Security System

## Exterior

Lot Description	ZeroToOneUnitAcre, Corner Lot, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinkler System
Windows	Blinds, Double Pane Windows, Plantation Shutters, Insulated Windows, Wood Frames

## Interior

Interior	Carpet, Tile
Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Pantry, Stone Counters, Storage, All Bedrooms Down, Bedroom on Main Level, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Garden Grove Unified
Elementary	Evans
Middle	Ralston
High	Garden Grove

## Additional Information

Date Listed	April 4th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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