

\$2,200,000 - 12336 Circula Panorama, North Tustin

MLS® #OC25100419

\$2,200,000

4 Bedroom, 4.00 Bathroom, 4,332 sqft
Residential on 0 Acres

N/A, North Tustin,

Perched high in the hills of prestigious Panorama Heights, this 4,330+ sq ft view home is a rare opportunity to own a North Tustin legacy property—now with a \$150,000 price drop, making it the lowest price-per-square-foot home in the neighborhood at just \$427/sqft! From Catalina Island to the Hollywood Sign, this home offers 180-degree unobstructed views that include Angels Stadium, Disneyland fireworks, the L.A. Port, and snow-capped mountains in the winter. It's a front-row seat to Southern California's most iconic sights—every single day. This spacious 4-bedroom, 3.5-bathroom fixer has vaulted ceilings on every floor, massive picture windows, and expansive decks that take full advantage of the stunning backdrop. The main level offers an open living and dining space, a large kitchen ready for your design touch, and direct access to a 3-car garage. Plus, the oversized driveway offers space for up to 6 additional vehicles—rare in hillside communities like this. Downstairs, the primary suite feels like a retreat, with ample closet space, a sunken tub, separate shower, and direct access to another view deck. Two additional bedrooms and a full bath are just down the hall, along with a dedicated laundry room. The lowest level features a bonus room with a wet bar, wine cellar, guest bedroom, full bath, and separate entrance—perfect for an in-law suite, live-in nanny, or rental unit. Need even more space? There's an unfinished 1,179 sq ft area with plumbing, HVAC, and



electrical already in place—ready for a gym, studio, home theater, or future ADU. Whether you're an investor/owner looking to add instant equity, a flipper hunting for your next high-ROI project, or a homeowner who wants to renovate their dream estate—this is the one. With great bones, a flexible layout, and jaw-dropping views, this is your chance to reimagine a North Tustin treasure. Just minutes from Peters Canyon trails, award-winning schools, and local dining hotspots. Don't miss the opportunity to own in one of North Tustin's most coveted view neighborhoods—with upside built in and price history on your side.

Built in 2005

Essential Information

MLS® #	OC25100419
Price	\$2,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,332
Acres	0.20
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Negar Sheikhtaheri
Listing Office	Coldwell Banker Realty

Community Information

Address	12336 Circula Panorama
Area	NTS - North Tustin
Subdivision	N/A
City	North Tustin

County	Orange
Zip Code	92705

Amenities

Parking Spaces	9
Parking	Driveway, Concrete
# of Garages	3
Garages	Driveway, Concrete
View	Catalina, City Lights, Mountain(s), Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Front Yard, Sprinkler System
Windows	Double Pane Windows, Low Emissivity Windows
Roof	Concrete, Tile
Foundation	Raised

Interior

Interior	Wood, Stone
Interior Features	Attic, Balcony, Breakfast Bar, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, High Ceilings, In-Law Floorplan, Living Room Deck Attached, Primary Suite, Walk-In Closet(s), Wet Bar, Wine Cellar
Heating	Central, Forced Air
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room, Kitchen, Primary Bedroom
# of Stories	3
Stories	Three Or More

School Information

District	Orange Unified
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Additional Information

Date Listed	May 7th, 2025
Days on Market	120
Short Sale	N
RE / Bank Owned	N

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