

\$1,550,000 - 13222 Ranchwood Road, Tustin

MLS® #OC25102079

\$1,550,000

4 Bedroom, 3.00 Bathroom, 2,378 sqft

Residential on 0 Acres

Bellewick, Tustin,

Location, Location, Location! Welcome to this beautifully maintained and thoughtfully upgraded home nestled in a quiet cul-de-sac just blocks from the vibrant Tustin

Marketplace, with easy access to the 5 and 55 freeways, nearby parks, and charming Old Town Tustin. This pride-of-ownership property offers 4 spacious bedrooms and 3 bathrooms, including a highly desirable main floor bedroom and full bathroom—perfect for guests or multigenerational living. Step inside to discover a light-filled interior with two separate living areas, ideal for both entertaining and everyday comfort. The remodeled kitchen is perfect for large parties, featuring expansive countertops, modern cabinetry, and a convenient serving window that opens directly to the backyard patio—great for indoor-outdoor entertaining. The kitchen and all bathrooms have been tastefully remodeled, making this home move-in ready. Upstairs, the spacious primary suite overlooks the serene backyard and features ample closet space and an updated en-suite bathroom, while two additional upstairs bedrooms share a Jack-and-Jill bathroom, ideal for siblings or office option. The oversized 3-car garage provides plenty of space for vehicles, storage, or even a workshop. Outside, enjoy a private backyard oasis complete with lush, manicured landscaping and a covered pergola patio. The front yard is equally beautiful, with mature greenery and excellent curb appeal. Don't



miss this rare opportunity to own a turnkey home in one of Tustinâ€™s most convenient and sought-after neighborhoods.

Built in 1968

Essential Information

MLS® #	OC25102079
Price	\$1,550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,378
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Billy Long
Listing Office	Balboa Real Estate, Inc

Community Information

Address	13222 Ranchwood Road
Area	71 - Tustin
Subdivision	Bellewick
City	Tustin
County	Orange
Zip Code	92782

Amenities

Amenities	Call for Rules
Parking Spaces	3
Parking	Garage
# of Garages	3
Garages	Garage
View	Neighborhood
Pool	None
Security	Security System

Exterior

Lot Description	Back Yard, Cul-De-Sac, Garden
Windows	Plantation Shutters

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Bar, Bedroom on Main Level, Entrance Foyer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Tustin Unified
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Additional Information

Date Listed	May 8th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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