

# **\$2,290,000 - 9612 Christine Circle, Villa Park**

MLS® #OC25111103

**\$2,290,000**

5 Bedroom, 3.00 Bathroom, 2,871 sqft

Residential on 0 Acres

Other, Villa Park,

Experience ultimate luxury living in this beautifully upgraded home on a cul-de-sac in the heart of prestigious Villa Park. Set on a sprawling 20,000 sq ft lot, this residence offers elegance, comfort, and functionality for modern family living and entertaining.

Featuring five spacious bedrooms plus a versatile office/family room and three remodeled bathrooms, the home is thoughtfully designed to accommodate large households with ease. The gourmet kitchen showcases Corian countertops, KitchenAid appliances, a Corner Base Cabinet, and a large island with bar seating.

The primary suite boasts a luxurious Ariel steam shower with speakers on the ceiling. The freshly painted interiors and the outside wall, upgraded AC system, and energy-efficient tankless water heaters provide comfort and efficiency throughout the year.

Step outside to your own private oasisâ€”lush with mature lemon, orange, fig, and Pomegranate trees. The sparkling pool has been installed with several nightlight colors, and a relaxed hot tub is attached. There is ample space to add an ADU, guesthouse, or additional amenities. A spacious three-car garage adds the final touch to this turnkey gem.

Donâ€™t miss the rare opportunity to own a



resort-style retreat in one of Orange Countyâ€™s most desirable communities.

Built in 1966

## Essential Information

MLS® #	OC25111103
Price	\$2,290,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,871
Acres	0.46
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Masako Baker
Listing Office	First Team Real Estate

## Community Information

Address	9612 Christine Circle
Area	73 - Villa Park
Subdivision	Other
City	Villa Park
County	Orange
Zip Code	92861

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	6
# of Garages	3
View	Orchard, Pool
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Lot Description	Lawn, Sprinkler System
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## Interior

Interior	Tile, Stone, Wood
Interior Features	Separate/Formal Dining Room, Recessed Lighting, French Door(s)/Atrium Door(s), Solid Surface Counters
Appliances	Dishwasher, Refrigerator, Electric Cooktop, Electric Oven, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Family Room
# of Stories	2
Stories	Two

## School Information

District	Orange Unified
Elementary	Serrano
Middle	Serano
High	Villa Park

## Additional Information

Date Listed	April 6th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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