

# **\$950,000 - 1640 Valencia Avenue, Placentia**

MLS® #OC25137682

**\$950,000**

3 Bedroom, 2.00 Bathroom, 1,547 sqft

Residential on 0 Acres

N/A, Placentia,

ENTER THIS REMODELED AND SPACIOUS, OPEN CONCEPT KITCHEN/DINING AND LIVING ROOM; CONTINUE TO THE TWO UPDATED FULL BATHROOMS INCLUDING ADDED JETTED TUB AND FINALLY, DISCOVER THE BONUS OF ADDED OFFICE SPACE! DUAL PANE WINDOWS THROUGHOUT! NEWER HVAC & A/C ALL ON A LARGE, PRIVATE CORNER LOT W/ POTENTIAL RV ACCESS, PLUS PATIO, GRASS AREA AND CITRUS TREES! SOUNDS TOO GOOD TO BE TRUE BUT IT'S NOT!

GORGEOUS REMODELED KITCHEN W/ GRANITE COUNTERTOPS INCLUDES GENEROUS CABINETRY AND BUILT-INS, STAINLESS STEEL APPLIANCES, RECESSED AND PENDANT LIGHTING; LIVING ROOM W/ STONE FIREPLACE, 3 BEDROOMS PLUS BONUS ROOM (COULD EASILY BE 4TH BEDROOM) PLUS ADDED (AND PERMITTED) OFFICE AREA! ENJOY YOUR LARGE PRIVATE, REAR YARD WITH VERY LONG 4 CAR DRIVEWAY TO 2 CAR ATTACHED GARAGE (ROOM FOR RV PARKING!).

CONVENIENTLY LOCATED NEAR THE HIGHLY RATED EL DORADO HIGH SCHOOL AND WAGNER ELEMENTARY SCHOOL PLUS SHOPPING, RESTAURANTS, MEDICAL, FREEWAYS AND MORE NEARBY!



Built in 1964

## Essential Information

MLS® #	OC25137682
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,547
Acres	0.19
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Carrie Parent
Listing Office	OC Homes Realty

## Community Information

Address	1640 Valencia Avenue
Area	84 - Placentia
Subdivision	N/A
City	Placentia
County	Orange
Zip Code	92870

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Overhead Utilities
Parking Spaces	2
Parking	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, RV Potential, Garage Faces Rear
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, RV Potential, Garage Faces Rear
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco
Lot Description	Corner Lot, Front Yard, Landscaped, Level, Near Park, Near Public Transit, Rectangular Lot, Street Level, Yard
Windows	Blinds, Double Pane Windows, Screens
Roof	Composition, Shingle
Construction	Drywall, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, See Remarks
Appliances	Dishwasher, Free-Standing Range, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater, Refrigerator, Range Hood, Self Cleaning Oven, Vented Exhaust Fan, Water To Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas Starter
# of Stories	1
Stories	One

## School Information

District	Placentia-Yorba Linda Unified
Elementary	Wagner
Middle	Tuffree
High	El Dorado

## Additional Information

Date Listed	June 11th, 2025
Days on Market	96
Short Sale	N
RE / Bank Owned	N

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