

\$680,000 - 2851 Rolling Hills Drive # 45, Fullerton

MLS® #OC25146774

\$680,000

3 Bedroom, 2.00 Bathroom, 1,678 sqft
Residential on 0 Acres

N/A, Fullerton,

****Welcome to the highly desirable Cedarhill Estates in North Orange County. This charming corner lot home features 3-bedrooms, 2-bathrooms and an attached garage with direct access to both the interior and backyard for added convenience. The interior is light and bright, featuring **abundant windowsâ€”30 in totalâ€”along with thoughtfully placed skylights** that bring in even more natural light. Recent updates include **new flooring, window blinds, and a brand-new central heating system.** Each room is equipped with a ceiling fan to keep air flowing and maintain comfort year-round.**

Enjoy your own outdoor oasis with a ****peaceful patio retreat overlooking a tranquil pond****, shaded by a ****fruiting white peach tree**** and ****mature grapevine****, surrounded by a variety of lush plantings. The yard features an efficient ****drip irrigation system with automated timers**** for both the garden and pond, making maintenance effortless.

Cedarhill Estates is a unique community of 281 individually-owned Manufactured homes where residents enjoy the benefits of Land Ownership (NO LAND LEASE) with low HOA dues of just \ \$300/month. The HOA offers an exceptional range of amenities including a ****large clubhouse with a full kitchen and banquet hall****, perfect for private events and community gatherings hosted by the active social committee. Additional shared spaces



include a **billiards room, fitness center, card and craft rooms, and a lending library.**

Outdoors, you'll find **a swimming pool, spa, sauna, tennis court, half basketball court, and beautifully landscaped grounds featuring two scenic ponds and a waterfall.** Dog owners will appreciate the **pet-friendly environment**, complete with dog waste stations throughout the neighborhood.

Ideally located near Cal State Fullerton and within the sought-after Troy High School boundary, this home is nestled between three picturesque parks—Tri-City, Craig Park, and Gilman Park—all within walking distance. Come experience the lifestyle at Cedarhill Estates—schedule your tour today!

Built in 2007

Essential Information

MLS® #	OC25146774
Price	\$680,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,678
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Justin Capizzi
Listing Office	eXp Realty of California Inc

Community Information

Address	2851 Rolling Hills Drive # 45
Area	83 - Fullerton
Subdivision	N/A

City	Fullerton
County	Orange
Zip Code	92835

Amenities

Amenities	Clubhouse, Fitness Center, Maintenance Grounds, Pool, Spa/Hot Tub, Tennis Court(s), Billiard Room, Game Room, Meeting/Banquet/Party Room, Meeting Room, Pets Allowed, Picnic Area, Recreation Room, Sauna, Sport Court
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
# of Garages	1
View	Neighborhood
Has Pool	Yes
Pool	Association

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior	Laminate
Interior Features	All Bedrooms Down
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Fullerton Joint Union High
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Additional Information

Date Listed	June 30th, 2025
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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