

# \$3,450,000 - 9911 Overhill Drive, North Tustin

MLS® #OC25150921

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## \$3,450,000

5 Bedroom, 4.00 Bathroom, 3,576 sqft  
Residential on 1 Acres

N/A, North Tustin,

Introducing 9911 Overhill Drive in North Tustin's coveted Cowan Heights - A private legacy estate waiting for its next chapter. Making its market debut this year, this custom-built estate defines the North Tustin lifestyle. Set behind gates on over half an acre and backing to the scenic expanse of Peter's Canyon, this rare hillside sanctuary blends timeless design with natural serenity.

Designed for both everyday comfort and next-level entertaining, the 5-bedroom, 4-bath home offers 3,576 sq ft of flexible living space, with walls of windows, high ceilings, and curated details throughout. The main-level primary suite is a serene escape with its own fireplace and spa-inspired bath, while the chef's kitchen opens to an airy great room and casual dining, making it the hub of the home.

Step outside and prepare to be wowed: a sand volleyball court, sparkling pool + spa, full outdoor kitchen, and entertainer's pavilion deliver the ultimate resort lifestyle - all within your own tranquil, secluded compound.

There's even a wine cellar, a sprawling lawn for weekend games or gatherings, and plenty of room to add an ADU or guest house if desired.

Moments from hiking trails, top-rated schools, and everything that makes North Tustin one of Orange County's most desirable neighborhoods.



Built in 1985

## Essential Information

MLS® #	OC25150921
Price	\$3,450,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,576
Acres	0.66
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Custom
Status	Closed
Listing Agent	Cindi Karamzadeh
Listing Office	Compass

## Community Information

Address	9911 Overhill Drive
Area	NTS - North Tustin
Subdivision	N/A
City	North Tustin
County	Orange
Zip Code	92705

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	7
Parking	Attached Carport, Covered, Carport, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Paved, Boat, Driveway Down Slope From Street
# of Garages	3
Garages	Attached Carport, Covered, Carport, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, Paved, Boat, Driveway Down Slope From Street
View	Park/Greenbelt, Hills, Mountain(s), Trees/Woods
Has Pool	Yes
Pool	Heated, In Ground, Private

Security	Carbon Monoxide Detector(s), Security Gate, Smoke Detector(s), Security System
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## **Exterior**

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters, Barbecue, Sport Court
Lot Description	Sprinkler System, Near Park, Yard
Windows	Custom Covering(s), Double Pane Windows, Skylight(s), Screens
Roof	Concrete
Construction	Stucco
Foundation	Raised, Slab, Combination

## **Interior**

Interior	Tile, Wood
Interior Features	Breakfast Bar, Breakfast Area, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Pantry, Recessed Lighting, Storage, Main Level Primary, Primary Suite, Walk-In Closet(s), Living Room Deck Attached, Stone Counters, Wine Cellar
Appliances	Dishwasher, Gas Cooktop, Disposal, Ice Maker, Microwave, Refrigerator, Double Oven, Freezer, Warming Drawer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Outside, Primary Bedroom
# of Stories	2
Stories	Two

## **School Information**

District	Tustin Unified
Elementary	Arroyo
Middle	Hewes
High	Foothill

## **Additional Information**

Date Listed	July 6th, 2025
Days on Market	10
Zoning	E-4
Short Sale	N
RE / Bank Owned	N

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