

# \$1,450,000 - 1576 Sweetgum Lane, Fullerton

MLS® #OC25156648

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## \$1,450,000

4 Bedroom, 3.00 Bathroom, 2,168 sqft  
Residential on 3 Acres

none, Fullerton,

Rare chance to own in Willow Ridge, Fullerton's unique community built in 2017 by Watt Communities! With just 17 homes maintained by its exclusive HOA, properties here rarely come to market—this is the 2nd listing since the community was built! Nestled on a quiet cul-de-sac, this two-story detached home, with 2,168 sq ft of living space, offers 4 bedrooms (including a main-level bedroom), 3 baths (including a main-level full bath), 1 versatile loft, and an attached 2-car garage.

The open-concept layout is perfect for entertaining, seamlessly connecting the kitchen, dining, and great room to TWO expansive, landscaped backyards ideal for alfresco dining. The luxurious master retreat features a private sitting area, walk-in closet, and an impressive 12-foot shower with double sinks. Upstairs also hosts two additional bedrooms, a full bath with double sinks, and a convenient laundry room with a built-in folding station. Newly installed luxury vinyl stair flooring. Fresh paint throughout.

Epoxy-finished garage floor. Custom window coverings. Willow Ridge is 3/4 mile south of Brea Mall, 1 mile west of the 57 freeway, and walking distance to 124-acre Craig Regional Park. Not to mention Disneyland and Angel Stadium. Minutes from top-rated schools including Sunny Hills and Troy High, Fullerton College, Cal State Fullerton, and Hope University. Perfectly positioned between LAX and John Wayne Airport. Low taxes, NO Mello-Roos! Discover unmatched privacy,



modern elegance, and true convenience in this sought-after vibrant Fullerton neighborhood!

Built in 2017

### Essential Information

MLS® #	OC25156648
Price	\$1,450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,168
Acres	2.89
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Pamela Bullard
Listing Office	eXp Realty of Greater Los Angeles, Inc.

### Community Information

Address	1576 Sweetgum Lane
Area	83 - Fullerton
Subdivision	none
City	Fullerton
County	Orange
Zip Code	92835

### Amenities

Amenities	Playground
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Faces Front
View	None
Pool	None

## Exterior

Lot Description Back Yard, Landscaped

## Interior

Interior Carpet, Tile, Wood

Interior Features Breakfast Bar, Separate/Formal Dining Room, Bedroom on Main Level, Walk-In Closet(s), Loft, Primary Suite

Appliances Dishwasher, Gas Cooktop, Disposal, Range Hood, Tankless Water Heater, Water To Refrigerator, Gas Water Heater, Vented Exhaust Fan

Heating Central

Cooling Central Air

Fireplaces None

# of Stories 2

Stories Two

## School Information

District Fullerton Joint Union High

Elementary Rolling Hills

Middle Ladera Vista

High Fullerton Union

## Additional Information

Date Listed July 14th, 2025

Days on Market 5

Short Sale N

RE / Bank Owned N

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