

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

MLS® #OC25156648

\$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 marketâ€”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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