

# **\$1,285,000 - 10282 Crawford Canyon Road, North Tustin**

MLS® #OC25163789

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## **\$1,285,000**

3 Bedroom, 2.00 Bathroom, 1,333 sqft  
Residential on 0 Acres

N/A, North Tustin,

Perched in one of North Tustin's most sought-after neighborhoods, this private Mid-Century Modern ranch is privately enclosed by a newly built stucco wall with horizontal slat fence and remote-controlled wrought iron gate. Positioned on an elevated hillside lot, the home enjoys no rear neighbors, plentiful private parking, and is enveloped by newly planted trees, creating a serene and secluded retreat – all within a short walk to highly rated Panorama Elementary and an under-development 2.5-acre neighborhood park that will feature playgrounds, walking trails, and exercise stations.

Inside the home, you'll discover a modern yet cozy atmosphere with a gas wood-burning fireplace and an open-concept kitchen and dining area. The kitchen features an island with quartz countertops, a five-burner range, and stainless steel appliances throughout, including a Frigidaire oven, KitchenAid refrigerator, and Samsung dishwasher.

All bedrooms are located in the east wing of the home, offering separation from the main living areas. The primary suite includes an en suite bathroom and a sliding door that opens directly to the backyard, creating an easy indoor-outdoor connection. Both bathrooms have been updated with modern vanities, tiled stand-up showers, and LED lighted mirrors with touch controls.



The backyard is designed for both privacy and functionality, with a newly installed lawn, sprinkler system, and landscaping that enhances the home's secluded feel. The finished garage—currently used as a TV room, hangout space, and gym—is equipped with air conditioning and double doors that open to the yard, creating flexible space for entertaining or relaxing.

As a bonus, the sale includes professionally drawn plans for converting the existing garage into a spacious new primary suite—while also adding a new garage at the front of the property—allowing the current primary to become an additional living area or potential fourth bedroom.

Additional upgrades include central air and heating, a Honeywell thermostat, newer windows, recessed lighting, blackout roller shades, a Wi-Fi-enabled garage door opener, and private parking for up to eight vehicles behind the gate.

Built in 1960

**Essential Information**

MLS® #	OC25163789
Price	\$1,285,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,333
Acres	0.21
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Mid-Century Modern
Status	Closed
Listing Agent	Ashlee Rowatt

Listing Office Coldwell Banker Realty

## Community Information

Address 10282 Crawford Canyon Road  
Area NTS - North Tustin  
Subdivision N/A  
City North Tustin  
County Orange  
Zip Code 92705

## Amenities

Utilities Electricity Connected, Sewer Connected, Water Connected  
Parking Spaces 10  
Parking Garage, Controlled Entrance, Driveway, Driveway Up Slope From Street, Electric Gate, Garage Faces Front  
# of Garages 2  
Garages Garage, Controlled Entrance, Driveway, Driveway Up Slope From Street, Electric Gate, Garage Faces Front  
View Neighborhood, Hills  
Pool None  
Security Security Gate, Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description Back Yard, Landscaped, Paved, Sprinkler System  
Windows Double Pane Windows, Roller Shields

## Interior

Interior Vinyl  
Interior Features Breakfast Bar, Eat-in Kitchen, Recessed Lighting  
Appliances Built-In Range, Dishwasher, Gas Oven, Refrigerator  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room, Gas, Wood Burning  
# of Stories 1  
Stories One

## School Information

District Orange Unified

Elementary	Panorama
Middle	Santiago
High	El Modena

### **Additional Information**

Date Listed	July 6th, 2025
Days on Market	44
Short Sale	N
RE / Bank Owned	N

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