

# **\$999,000 - 4705 East Washington Avenue, Orange**

MLS® #OC25178188

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## **\$999,000**

3 Bedroom, 2.00 Bathroom, 1,047 sqft  
Residential on 0 Acres

Other, Orange,

**GREAT INVESTMENT OPPORTUNITY!**  
**EASILY ADD UNITS OR ADUs WITH R-3 ZONING. PERFECT FOR INVESTORS OR BUYERS THINKING OF INVESTMENT OR APPRECIATION OPPORTUNITIES. PRICED TO SELL.** Welcome to this highly remodeled and charming craftsman-style home in the beautiful city of Orange. This delightful residence seamlessly blends classic character with modern upgrades. This is a prime property as the zoning is R-3 with the potential of adding multiple units or ADU's (buyer to verify with the city). The 9,425 square foot lot is rare to find especially with a home that has been recently remodeled. Enjoy sunsets from your porch, cozy fires in the great room and entertaining guests on the deck and large backyard. The recent remodel includes a luxurious kitchen with shaker cabinets, an island, quartz counter tops and backsplashes and stainless steel appliances. This home has been practically all redone from top to bottom including the roof, siding, front patio, flooring, kitchen, bathrooms, bedrooms, lighting, heat producing electric fireplace, inside laundry, garage and landscaping. The primary bedroom is an en-suite with a private bath. All bathrooms have been completely remodeled and have cultured marble counter tops. There is a long driveway to park multiple vehicles with RV parking potential. The detached garage that has multiple possibilities including a workshop, game room, gym or parking for more vehicles. This home also has a tankless



water heater. Just minutes from the Orange hills, Chapman College and the world famous Orange Circle or Plaza, the location is superb. Possible boat and RV parking. There are views of the Orange hills and a gated community built in the last 8 years across the street. The freeway access is fantastic and there is easy access the 55, 22, 91, 57, 5 and the 261 and 241 toll roads.

Built in 1913

Essential Information

MLS® #	OC25178188
Price	\$999,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,047
Acres	0.22
Year Built	1913
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Andrew Youngmark
Listing Office	Compass

Community Information

Address	4705 East Washington Avenue
Area	75 - Orange, Orange Park Acres E of 55
Subdivision	Other
City	Orange
County	Orange
Zip Code	92869

## Amenities

Parking Spaces	2
Parking	Driveway, Garage, Boat, RV Potential, See Remarks
# of Garages	2
Garages	Driveway, Garage, Boat, RV Potential, See Remarks
View	Hills
Pool	None

## Exterior

Lot Description	Front Yard, Back Yard
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## Interior

Interior Features	All Bedrooms Down, Attic, Bedroom on Main Level, Main Level Primary, Primary Suite
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Great Room
# of Stories	1
Stories	One

## School Information

District	Orange Unified
High	El Modena

## Additional Information

Date Listed	July 29th, 2025
Days on Market	114
Short Sale	N
RE / Bank Owned	N

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