

\$1,298,000 - 1231 Boom Avenue, Orange

MLS® #OC25190972

\$1,298,000

4 Bedroom, 3.00 Bathroom, 2,278 sqft
Residential on 0 Acres

N/A, Orange,

Beautiful 4 bedroom 2.5 bath situated in a cul de sac in the Villa Park school zone. The highly upgraded home starts with a complete configured front yard transforming it to a modern low maintenance beauty. Artificial turf , expanding the driveway to allow a third parking spot and a EV charging station and modern fencing giving a modern aesthetic to the curb appeal..

The back yard is a "stay cation" paradise with its tropical landscaping , waterfall , pool and large patio area for entertaining.

Come inside the house and you're greeted with 16' high cathedral ceilings brightening the room. You'll find tile and wood floors throughout while the kitchen host quartz counter top and upgraded appliances and a separate wine bar with a 48 bottle wine cooler.

Entertaining large parties can overflow into the spacious family room with two sliding door leading onto the back yard.

The master bedroom and bath has been completely remodeled with quartz counter and a 36 sq foot glass enclosed shower room. Barn doors add that special designer touch to the space.

The home has a new AC unit , roof was partially renewed to receive new 14 solar panels, water conditioner and RO new 240 volt



panel system. two level charging station for EVs . Epoxy garage floor and new water heater. This is a beautiful must see home. come see it before its gone !

Built in 1977

Essential Information

MLS® #	OC25190972
Price	\$1,298,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,278
Acres	0.13
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Wen Chan
Listing Office	Turtle Bay Real Estate Corp.

Community Information

Address	1231 Boom Avenue
Area	72 - Orange & Garden Grove, E of Harbor, N of 22 F
Subdivision	N/A
City	Orange
County	Orange
Zip Code	92865

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Driveway, Garage, RV Gated
# of Garages	2
Garages	Concrete, Direct Access, Driveway, Garage, RV Gated
View	None

Has Pool	Yes
Pool	In Ground, Private, Waterfall
Security	Security System, Carbon Monoxide Detector(s)

Exterior

Lot Description	Back Yard, Rectangular Lot, Cul-De-Sac
Windows	Double Pane Windows
Roof	Composition, Shingle
Foundation	Slab

Interior

Interior	Tile, Wood
Interior Features	Breakfast Area, Separate/Formal Dining Room, Quartz Counters, Recessed Lighting, All Bedrooms Up, Cathedral Ceiling(s)
Appliances	SixBurnerStove
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

School Information

District	Orange Unified
Elementary	Olive
Middle	Cerro Villa
High	Villa Park

Additional Information

Date Listed	August 26th, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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