

# **\$1,200,000 - 2301 Nutwood Avenue, Fullerton**

MLS® #OC25195761

**\$1,200,000**

4 Bedroom, 3.00 Bathroom, 2,845 sqft

Residential on 0 Acres

unknown, Fullerton,

Great home and located in the highly desirable Troy High School District! You will find PLENTY of living space here for a great price...2845 square feet of living space, per the tax assessor. Along with the ample space are some very unique features that make this home one-of-a-kind. There are currently 3 bedrooms and 3 bathrooms PLUS a skylighted den. (The home is listed as a 4 bedroom on the tax records, but conversions were made and the 4th bedroom is now the den.) Enter the main floor of the home through a quaint covered porch and step into a spacious living room with original HARDWOOD plank floors, an oversized front cottage window and a fireplace. Adjacent to the living room is a spacious kitchen with a large eat-in dining space and original hardwood plank floors. The primary suite and bathroom, den and laundry room are also located on the main floor, along with the large music/sound recording studio with (3) separate work spaces and an attached bathroom. Music or sound recording aren't your "thing"? No problem, use your creativity here to convert this LARGE space into a spectacular Home Gym, a Home Theatre, a Game Room, a Home-based Business Hub or...add windows and turn it into a very large primary bedroom suite with retreat.

OR...drumroll please...add windows and a kitchenette and turn it into an ADU (Check with the city building department first, of course) and rent it out to one of the many local CSU Fullerton students. There are so many options



and great potential here! Head upstairs to find the two additional oversized bedrooms (with free-standing closets) and the 3rd bathroom. The two-car garage is attached and expanded with a large extended work/storage area that is perfect as a hobby space, a workshop or just extra space to store your bikes, trikes, boxes and more. Most of the interior of the home was just freshly painted, one of the ACs was replaced in 2020 and the Solar was installed in 2021. It is walking distance to Cal State Fullerton and to Troy High School. It's close to Acacia Elementary and Rosary Academy too. Nice home, great price and ready to become a perfect fit for YOU.

Built in 1957

### **Essential Information**

MLS® #	OC25195761
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,845
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lisa Mullen
Listing Office	California Group Real Estate

### **Community Information**

Address	2301 Nutwood Avenue
Area	83 - Fullerton
Subdivision	unknown
City	Fullerton
County	Orange
Zip Code	92831

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Interior

Interior Features	Main Level Primary
Appliances	Dishwasher, Electric Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Fullerton Joint Union High
High	Troy

## Additional Information

Date Listed	September 12th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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