

# **\$395,000 - 1300 Cabrillo Park Dr # F, Santa Ana**

MLS® #OC25220349

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## **\$395,000**

1 Bedroom, 1.00 Bathroom, 694 sqft  
Residential on 0 Acres

Cabrillo Park (CBPK), Santa Ana,

Step into this beautifully upgraded corner unit in the desirable Cabrillo Park Townhomes, ideally located on the Santa Ana/Tustin border. Tucked away in a peaceful, well-maintained community with mature trees, serene water streams, and lush greenbelts, this one-bedroom, one-bathroom residence offers stylish comfort and unbeatable convenience in the heart of Orange County. Inside, enjoy an open and inviting layout featuring a freshly painted interior and a spacious living room with a cozy fireplace. The chef-inspired kitchen includes quartz countertops, stainless steel appliances, white cabinetry, and a new sink, perfectly blending function and design. The generously sized primary suite offers excellent closet space and direct access to the modern, updated bathroom.

Step outside to your private, covered front patio with a built-in storage closet—ideal for relaxing mornings, entertaining guests, or winding down in the evening. This unit includes one assigned carport with storage #361, and the HOA allows an additional uncovered parking permit if needed. You'll love the proximity to the community spa, mailbox, and parking, all steps away from your front door.

Cabrillo Park is a pet-friendly community offering resort-style amenities, including a sparkling pool, three spas, a renovated fitness center, clubhouse, and two convenient laundry facilities. HOA dues are just \$388.70 and



include water, trash, and gas, making this home both low-maintenance and budget-friendly. Enjoy easy access to the 5, 55, and 22 freeways, along with nearby shopping, dining, grocery stores, and award-winning Tustin Unified schools, including Foothill High School. This move-in-ready condo combines modern upgrades, a prime location, and tranquil living. Donâ€™t miss your chance to own this hidden gem. Schedule your private showing today!

Built in 1974

Essential Information

MLS® #	OC25220349
Price	\$395,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	694
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Condominium
Style	Modern, Traditional, Patio Home
Status	Closed
Listing Agent	Lionel Franklin
Listing Office	Keller Williams Realty Irvine

Community Information

Address	1300 Cabrillo Park Dr # F
Area	70 - Santa Ana North of First
Subdivision	Cabrillo Park (CBPK)
City	Santa Ana
County	Orange
Zip Code	92701

Amenities

Amenities	Clubhouse, Fitness Center, Maintenance Grounds, Hot Water, Insurance,
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	Management, Pool, Pet Restrictions, Pets Allowed, Spa/Hot Tub, Storage, Trash, Utilities, Water, Gas
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Phone Connected
Parking Spaces	3
Parking	Assigned, Carport, Garage, Guest, On Site, One Space, Detached Carport
# of Garages	1
Garages	Assigned, Carport, Garage, Guest, On Site, One Space, Detached Carport
View	Park/Greenbelt, Neighborhood
Has Pool	Yes
Pool	Community, Fenced, In Ground, Private, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Glass, Stucco, Drywall
Lot Description	ZeroToOneUnitAcre, Close to Clubhouse, Corner Lot, Greenbelt, Zero Lot Line
Roof	Common Roof
Construction	Glass, Stucco, Drywall
Foundation	Permanent

## Interior

Interior	Carpet, Laminate, Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Eat-in Kitchen, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Unfurnished, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Vented Exhaust Fan, Water Heater, Convection Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Tustin Unified
High	Foothill

## Additional Information

Date Listed	September 19th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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