

\$1,475,000 - 13511 Epping Way, Tustin

MLS® #OC25230753

\$1,475,000

4 Bedroom, 2.00 Bathroom, 2,255 sqft

Residential on 0 Acres

Other, Tustin,

Welcome to this beautifully remodeled ranch-style home tucked in a quiet cul-de-sac in Tustin, thoughtfully reimaged by Battres Construction Design Build, celebrated for their work on HGTV. From the moment you arrive, the fresh landscaping with new sod, plants, and upgraded irrigation creates an inviting curb appeal.

Inside, the open-concept design offers 4 bedrooms, 2 bathrooms, and 2,255 sq. ft. of living space on a 7,296 sq. ft. lot. Enter through double wood doors to a spacious entry, to the right, a bonus 4th bedroom with wall-to-wall closet and cozy smooth finish fireplace. To the left, the dining area flows into the gourmet kitchen with sleek white oak cabinetry, quartz countertops, modern tile backsplash, and brand-new stainless-steel appliances, including refrigerator, dishwasher, hood range, and microwave. Throughout the home, new luxury vinyl plank flooring adds warmth and durability.

Off the kitchen, a huge great room with soaring beamed ceilings, remote ceiling fans, smooth-finish fireplace, and a slider door leads directly to the backyard pool retreat. The primary suite features a spa-inspired bathroom with frameless glass shower, dual vanities, designer tile finishes, and a slider to the pool area. The guest bath is equally upgraded with quartz counters, modern fixtures, and elegant tile work. All bedrooms include mirrored closet doors.

Outdoors, enjoy resort-style living with a



replastered heated pool and spa with new equipment. Included are a new 3-piece BBQ and multiple entertaining areas. Additional highlights include solar panels, central A/C, newer dual-pane windows and plumbing, a new 200-amp breaker box, fresh interior/exterior paint, new baseboards and casings, new remote ceiling fans, updated laundry space, and a two-car garage. Blending quality craftsmanship, thoughtful upgrades, and a prime cul-de-sac location, this move-in ready home is the perfect balance of indoor comfort and outdoor lifestyle, an exceptional opportunity in Tustin!

Built in 1962

Essential Information

MLS® #	OC25230753
Price	\$1,475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,255
Acres	0.17
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Brandy Battres
Listing Office	Real Broker

Community Information

Address	13511 Epping Way
Area	71 - Tustin
Subdivision	Other
City	Tustin
County	Orange
Zip Code	92780

Amenities

Utilities	Electricity Connected, Water Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	In Ground, Heated, Private

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Landscaped
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Interior

Interior Features	Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Beamed Ceilings, Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Barbecue, Range Hood, SixBurnerStove
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Bonus Room, Great Room
# of Stories	1
Stories	One

School Information

District	Tustin Unified
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Additional Information

Date Listed	October 2nd, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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