

# **\$374,777 - 3740 S Bear # B, Santa Ana**

MLS® #OC25272176

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## **\$374,777**

2 Bedroom, 2.00 Bathroom, 1,157 sqft  
Residential on 1 Acres

South Coast Springs (SCSP), Santa Ana,

Stylish Upper-Level Condo in the Heart of  
South Coast Metro!

Perfectly positioned at Bear &  
Sunflowerâ€”just steps from the vibrant South  
Coast Plaza sceneâ€”this beautifully updated  
2-bedroom, 2-bath condo offers the best of  
urban convenience and resort-style comfort.  
Enjoy effortless access to top-rated  
restaurants, trendy cafÃ©s, boutique  
shopping, entertainment, and major  
freewaysâ€”all within minutes of your front  
door!

Inside, this light-filled upper end unit features  
soaring ceilings, an open and airy layout, and  
serene views overlooking the sparkling pool  
area. The spacious living room offers a cozy  
fireplace and large sliding doors that open to  
an oversized private deckâ€”ideal for relaxing  
on warm SoCal evenings. The kitchen includes  
crisp white tile counters, stainless steel  
appliances, and freshly painted cabinetry. A  
full-size washer and dryer hookup are neatly  
tucked into their own closet for added  
convenience. New flooring, new light fixtures,  
and a brand-new water heater elevate the  
homeâ€™s comfort, style, and functionality.  
The well-designed floor plan includes two  
generous bedrooms and two full baths,  
creating comfortable space for guests,  
roommates, or a home office. A designated  
1-car garage sits conveniently at the bottom of  
the stairs with remote access.

South Coast Springs is known for its lush,  
beautifully maintained grounds filled with



mature trees, winding streams, and peaceful pathways. Enjoy access to multiple pools and spas, along with HOA dues that include water, trash, and common-area maintenance. This community also offers low taxes, making it an exceptional value in one of Orange County’s most desirable and dynamic neighborhoods. (Community is on leased land.)

With its incredible price for the area, this condo is truly one of the best opportunities in South Coast Metro. Live the lifestyle—modern, convenient, and connected. This is the one you’ve been waiting for!

Built in 1984

**Essential Information**

MLS® #	OC25272176
Price	\$374,777
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,157
Acres	0.69
Year Built	1984
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Tamara Nowzaree
Listing Office	Real Broker

**Community Information**

Address	3740 S Bear # B
Area	69 - Santa Ana South of First
Subdivision	South Coast Springs (SCSP)
City	Santa Ana
County	Orange
Zip Code	92704

**Amenities**

Amenities	Maintenance Front Yard, Pool, Spa/Hot Tub, Trash, Water
Utilities	Cable Available
Parking Spaces	2
Parking	Garage, Door-Single, Gated, Guest, On Site
# of Garages	1
Garages	Garage, Door-Single, Gated, Guest, On Site
View	Pool
Has Pool	Yes
Pool	Association, Community, Fenced
Security	Carbon Monoxide Detector(s), Gated Community, Key Card Entry, Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Blinds, Screens

## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Balcony, Primary Suite, Recessed Lighting, Tile Counters
Appliances	Dishwasher, Microwave, Disposal, Gas Cooktop, Gas Oven, Gas Range, High Efficiency Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Stories	One

## School Information

District	Santa Ana Unified
Elementary	Monroe
Middle	McFadden
High	Century

## Additional Information

Date Listed	December 6th, 2025
Days on Market	6
Short Sale	N

RE / Bank Owned    N

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