

# \$1,349,999 - 2206 E Athens, Orange

MLS® #OC26013781

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## \$1,349,999

4 Bedroom, 2.00 Bathroom, 1,619 sqft  
Residential on 0 Acres

/, Orange,

Welcome to this fully remodeled dream home where modern design meets everyday comfort, complete with a brand-new HVAC system for year-round efficiency and peace of mind. This stunning 4-bedroom, 2-bath residence offers a bright, open-concept layout anchored by a show-stopping chef's kitchen with custom cabinetry, premium appliances, a spacious waterfall island, and stylish finishes throughout. Thoughtfully updated from top to bottom, the home features new flooring, recessed lighting, designer fixtures, and beautifully renovated bathrooms. Enjoy seamless indoor-outdoor living with a generous backyard perfect for entertaining, relaxing, or future customization. Complete with a 2-car garage, fresh landscaping, and a clean, contemporary exterior, this turnkey property delivers comfort, style, and functionality in a move-in-ready package you'll be proud to call home.



Built in 1963

## Essential Information

MLS® #	OC26013781
Price	\$1,349,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,619
Acres	0.18

Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Zach Grudynski
Listing Office	FTRE CA Inc.

### **Community Information**

Address	2206 E Athens
Area	72 - Orange & Garden Grove, E of Harbor, N of 22 F
Subdivision	/
City	Orange
County	Orange
Zip Code	92867

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer, Sprinkler System, Yard, Sprinklers On Side
Windows	Double Pane Windows
Roof	Asphalt
Construction	Stucco
Foundation	Slab

### **Interior**

Interior	Vinyl
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, Quartz Counters, Recessed Lighting, Main Level Primary, All Bedrooms Down,

Bedroom on Main Level, Primary Suite

Appliances	Built-In Range, Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Range Hood, Water Heater, Dryer, Washer
Heating	Central, Heat Pump
Cooling	Central Air, Heat Pump
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District Orange Unified

### **Additional Information**

Date Listed	January 20th, 2026
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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