

# **\$1,289,000 - 274 Prospect Avenue, Tustin**

MLS® #P1-23211

**\$1,289,000**

3 Bedroom, 3.00 Bathroom, 2,498 sqft

Residential on 0 Acres

N/A, Tustin,

Quite possibly the greatest home this side of the Mississippi!!Welcome to 274 South Prospect Avenue, a masterfully crafted residence in the heart of Old Town Tustin with its charming cafes, trendy boutiques, and small-town character. This exceptional 3 bed/3 bath home has it all!!Spanning nearly 2,500 square feet with an open floor plan, covered balcony, attached two-car garage, and a rare 400-square-foot street-level commercial space with its own private entrance. Perfect for artists, entrepreneurs, or dreamers ready to bring their vision to life.Step inside and be greeted by soaring 18-foot ceilings in the living room, bathing the space in natural light and creating an atmosphere that feels both expansive and inspiring. This home has built in shelving, new carpeting and high-end shutters throughout. The kitchen is loaded with cabinets and features a breakfast bar, stainless steel appliances, granite counter tops and built-in microwave. The top floor primary suite is exceptionally large with built-in shelving and a bench seat. The open floor plan flows effortlessly, blending modern comfort with timeless design.Do you want the shortest possible work commute? Imagine if your commute was just going downstairs to your office!! Or, rent out the first floor commercial space and gain additional income! This house is one of 12 in a unique development where each home features a dedicated commercial storefront tailor-made for a seamless live-work lifestyle. At street



level, the 400 square-foot commercial space with its own entrance opens the door to endless possibilities, ideal for a professional office, boutique, fitness studio, or a podcast studio. The other store fronts in the development include a med spa, photography studio, print shop and a financial planner. Old Town Tustin is adorable. The Wednesday farmers market is so close you can see it from your balcony. Enjoy coffee across the street at White Sparrow Coffee. Many great restaurants to choose from such as Rutabegorz, Roma D'Italia, Centro Winery, Storico Spaghetteria, the wildly popular Honda-Ya restaurant, Chaak Kitchen and the legendary Cream Pan bakery. This is more than a home, it's a lifestyle, a community, and an incredible opportunity to plant roots in one of Orange County's most desirable neighborhoods.

Built in 2007

## Essential Information

MLS® #	P1-23211
Price	\$1,289,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,498
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joseph Kaplan
Listing Office	Coldwell Banker Realty

## Community Information

Address                    274 Prospect Avenue

Area	71 - Tustin
Subdivision	N/A
City	Tustin
County	Orange
Zip Code	92780

## Amenities

Amenities	Maintenance Grounds
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage, Concrete, Gated, Off Street, Paved, Storage
# of Garages	2
Garages	Direct Access, Garage, Concrete, Gated, Off Street, Paved, Storage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Prewired, Security Gate, Security System, Smoke Detector(s)

## Exterior

Exterior Features	Balcony, Lighting
Lot Description	Landscaped, Garden, Sprinklers None, Street Level
Windows	Blinds, Custom Covering(s), Double Pane Windows, Drapes, Screens, Skylight(s)
Roof	Shingle
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Balcony, Granite Counters, High Ceilings, Recessed Lighting, Entrance Foyer, Bedroom on Main Level, Breakfast Bar, Brick Walls, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Multiple Staircases, Primary Suite, Separate/Formal Dining Room, Two Story Ceilings
Appliances	Washer, Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	None
# of Stories	3
Stories	Three Or More

## Additional Information

Date Listed July 13th, 2025

Days on Market 14

Short Sale N

RE / Bank Owned N

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