

\$799,000 - 386 Via La Canada # 37, Orange

MLS® #PV25092474

\$799,000

2 Bedroom, 3.00 Bathroom, 1,244 sqft
Residential on 4 Acres

Villa La Paloma (VLLP), Orange,

Beautifully upgraded and spacious 2-Level Townhome style home on a picturesque tree-lined street in sought after Villa La Paloma development - absolutely perfect! This home is nestled amongst Pine and California pepper trees in a residential, quiet section of Orange. It has everything you would want in an upgraded home - tastefully updated kitchen and bathrooms, new floors, touchless kitchen faucet, attached epoxy 2 car garage, tons of storage, new dishwasher and hot water tank, recessed lights, in-suite laundry in garage, central air conditioning, two outdoor spaces including an enclosed private yard. The cool thing about this home is the Smart Home wiring throughout including garage (just ask Alexa) with recessed lights, pendants, ceiling fans and energy efficient whole house fan to cool the home in the summers as well as improve air quality! The open floor plan boasts a large living room with dramatic vaulted ceilings from the moment you walk in, a patio beyond to drink your morning coffee and a bright adjacent dining and beautifully updated kitchen. The gorgeous kitchen offers ample cabinet space, solid granite countertops and elegant glass mosaic backsplash. The garage off the kitchen has new epoxy floors and huge overhead storage space, easily accessible via a pull down ladder. Downstairs is the extra large main bedroom with fantastic ensuite which includes 2 closets, a dressing area with double sinks, separate large shower, all wonderfully renovated. Best of all, the main



suite has direct access to the private, fenced yard with concrete areas and artificial turf, your own little oasis! From there, you have direct access to the greenbelt and a short walk to the pool and hot tub! The second bedroom downstairs has an adjacent common bathroom with shower tub which could also serve as a bedroom, home office or den. Very quiet and serene location and a close walk to Jordan Elementary, El Modena High, El Modena Park and library! If you're looking for a place you can call home, this is it - descriptions and online photos cannot justify just how nice this place is, you have to come see it!

Built in 1983

Essential Information

MLS® #	PV25092474
Price	\$799,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,244
Acres	3.67
Year Built	1983
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Nicole Lee
Listing Office	Re/Max Capital

Community Information

Address	386 Via La Canada # 37
Area	72 - Orange & Garden Grove, E of Harbor, N of 22 F
Subdivision	Villa La Paloma (VLLP)
City	Orange
County	Orange

Zip Code 92869

Amenities

Amenities Pool
Parking Spaces 4
Parking Covered, Door-Multi, Direct Access, Garage, Garage Door Opener, One Space, Private
of Garages 2
Garages Covered, Door-Multi, Direct Access, Garage, Garage Door Opener, One Space, Private
View Park/Greenbelt
Has Pool Yes
Pool Community, Association
Security Carbon Monoxide Detector(s)

Exterior

Exterior Stucco
Lot Description Back Yard, Sprinkler System, Yard, Greenbelt, Near Park
Windows Double Pane Windows
Roof Spanish Tile
Construction Stucco

Interior

Interior Laminate, Tile
Interior Features Built-in Features, Ceiling Fan(s), High Ceilings, Recessed Lighting, Wired for Sound, All Bedrooms Down, Attic, Primary Suite, Balcony, Cathedral Ceiling(s), Dressing Area, Granite Counters, Storage, Track Lighting
Appliances Dishwasher, Disposal, Gas Oven, Gas Range, Water Heater, Dryer, Washer, Exhaust Fan, Free-Standing Range, High Efficiency Water Heater
Heating Central, Fireplace(s), ENERGY STAR Qualified Equipment
Cooling Central Air, Gas, Attic Fan, Whole House Fan
Fireplace Yes
Fireplaces Living Room
of Stories 2
Stories Two

School Information

District Orange Unified
High El Modena

Additional Information

Date Listed	April 27th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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