

# \$899,000 - 4267 Hill Avenue, Fullerton

MLS® #PW24227354

**\$899,000**

4 Bedroom, 2.00 Bathroom, 1,330 sqft

Residential on 0 Acres

None, Fullerton,

Oozing with curb appeal and situated on a tree-lined street, 4267 W Hill Ave in Fullerton welcomes you with the tranquil sound of a flowing fountain. The home's well-manicured landscaping, along with its tastefully designed concrete and stone driveway, immediately draw the eye. This 1,330 sq. ft. single-story residence offers a spacious living area, complete with cozy fireplace, beamed ceilings, and large dual-paned sliding doors that open to a lush and inviting backyard.

Cooking is a joy in the well-appointed kitchen, featuring upgraded quartz countertops, a gas range, and stainless steel appliances. The kitchen seamlessly connects to an open-concept eating area and living room, making entertaining easy and enjoyable.

The primary bedroom offers a private retreat, being in a separate wing from the remaining bedrooms. It boasts a modern ensuite bathroom, including a beautiful, walk-in quartz-lined shower as well as dual-paned sliding doors, providing direct access to the backyard. Down the opposite hall you'll find three generously sized bedrooms, each with ample closet space, including one with a large walk-in closet. The tastefully renovated guest bathroom offers a tub/shower combo which is adorned in unique, Italian ceramic tiles.

Step outside into your own backyard oasis, where the soothing sound of a fountain flows into a small koi pond. The yard is lined with



mature fruit trees and features a covered patio, providing a great setting for year-round entertaining.

Additional features of the home include LVP flooring, newer electrical wiring throughout, dual-paned windows, central AC and heating, and direct access to the two-car garage, which is drywalled and offers ample storage as well as laundry hookups.

Conveniently located near the 91 and 5 freeways, this home is within walking distance of schools, restaurants, and shopping.

Don't miss out on this incredible opportunity!

Built in 1962

## Essential Information

MLS® #	PW24227354
Price	\$899,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,330
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jaclyn Mariani
Listing Office	T.N.G. Real Estate Consultants

## Community Information

Address	4267 Hill Avenue
Area	83 - Fullerton
Subdivision	None
City	Fullerton
County	Orange
Zip Code	92833

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	None
Pool	None

## Exterior

Exterior	Stucco
Exterior Features	Koi Pond
Lot Description	Sprinkler System
Windows	Double Pane Windows
Construction	Stucco
Foundation	Raised

## Interior

Interior	Vinyl
Interior Features	Block Walls, Quartz Counters, All Bedrooms Down, Main Level Primary
Appliances	Dishwasher, Gas Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room
# of Stories	1
Stories	One

## School Information

District	Fullerton Joint Union High
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## Additional Information

Date Listed	December 5th, 2024
Days on Market	7
Short Sale	N
RE / Bank Owned	N

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