

# **\$1,349,000 - 2352 Fairport Circle, Orange**

MLS® #PW24255120

**\$1,349,000**

4 Bedroom, 3.00 Bathroom, 2,117 sqft

Residential on 0 Acres

other, Orange,

DISCOVER THIS GORGEOUS HIGHLY SOUGHT AFTER CUL DE SAC HOME THAT NESTLES IN SERENE, UPSCALE NEIGHBORHOOD with AWARD WINNING SCHOOL DISTRICT!! For those nature lovers, this home is perfect for you... minutes Santiago Oaks Regional Park where one can hike, bike, and have a picnic. As you enter, you will notice all the details that make this home stand out above the rest. The open floor plan between family room and kitchen is truly an entertainer's delight. Cozy up to the fireplace in the family room on those cool days and enjoy! The Master bedroom features mirrored closet doors and an ensuite bathroom. Extravagant modern flooring throughout that blends perfectly with all the modern fixtures. HURRY AND SCHEDULE YOUR PRIVATE SHOWING BEFORE IT'S TOO LATE!



Built in 2001

## **Essential Information**

MLS® #	PW24255120
Price	\$1,349,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,117
Acres	0.13
Year Built	2001

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Trang Dang
Listing Office	Greenfield Realty

## Community Information

Address	2352 Fairport Circle
Area	75 - Orange, Orange Park Acres E of 55
Subdivision	other
City	Orange
County	Orange
Zip Code	92867

## Amenities

Amenities	Playground
Utilities	Sewer Connected, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage Faces Front
View	Neighborhood
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Cul-De-Sac, Near Park, Sprinklers In Front, Sprinklers In Rear
Windows	Screens
Roof	Tile
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s), All Bedrooms Up, Attic, Primary Suite, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Oven, Microwave, Water Heater, Gas Range
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Orange Unified
Elementary	Anaheim Hills
Middle	EI Rancho Charter
High	Canyon

## Additional Information

Date Listed	January 6th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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