

# **\$799,900 - 1232 Minter Street, Anaheim**

MLS® #PW25004948

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## **\$799,900**

4 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 0 Acres

other, Anaheim,

This spacious home offers 4 bedrooms and 2 bathrooms, with an original 1,218 sq. ft. of living space. Plus you get an additional approx. 300 sq. ft. enclosed patio room could be 5th bedroom or family room, not counted in the square footage. The 2 car garage is also currently being used as a room, adding even more versatility to the property. Situated on a large, flat 6,600 sq. ft. lot with 2 large sheds, there is plenty of room for a possible ADU.

This home presents an excellent opportunity for those looking to make it their own. Key features include: Quiet, inside tract location. Updated Bathroom. Newer Roof. Updated Electrical Panel. Newer Heater & Central A/C.

Updated Dual Pane Windows: Keeping the home energy-efficient. Large Kitchen area. Block wall fence. Wide Driveway for possible RV parking. While this home has received some important structural upgrades, it still requires additional updating to truly shine.

Being sold 'as-is', No repairs and No credits.

This is a fantastic opportunity for a buyer willing to customize the home to their liking.

Low property tax and No HOA. Close to shopping and restaurants. Priced over \$140,000 below remodeled home recently sold nearby.



Built in 1954

## **Essential Information**

MLS® #

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Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,218
Acres	0.15
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Jim Salem
Listing Office	First Team Real Estate

### Community Information

Address	1232 Minter Street
Area	79 - Anaheim West of Harbor
Subdivision	other
City	Anaheim
County	Orange
Zip Code	92801

### Amenities

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

### Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Level
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco

### Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Microwave, Refrigerator, Water Heater, Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Anaheim Union High
Elementary	Patrick Henry
Middle	Sycamore
High	Anaheim

### **Additional Information**

Date Listed	January 8th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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