

# **\$599,900 - 5744 Creekside Avenue # 66, Orange**

MLS® #PW25007700

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## **\$599,900**

2 Bedroom, 1.00 Bathroom, 1,070 sqft  
Residential on 4 Acres

Villeurbanne, Orange,

One-of-a-kind condominium in the Villeurbanne Community in the hills of Orange! This prime downstairs end-unit features 2 bedrooms, 1 full bathroom, plus a vanity and sink in the primary bedroom. There are laminate wood floors and custom baseboards throughout the bedrooms, hallways, living room and laundry room. The living room is filled with an abundance of natural light from a skylight window, plus it has a wood burning fireplace and track lighting. Double doors lead from the living room to the private patio. The kitchen has white cabinets, ceramic tile counters, a Samsung electric stove, a Samsung microwave mounted over the stove, an Amana dishwasher and a granite countertop between the kitchen and dining room. The dining room has both natural light and privacy thanks to a large window made of glass blocks. The primary bedroom is huge, with a long closet with large, mirrored doors and a sliding glass door that opens to the spacious patio. The second bedroom has a double door entry and a small closet. The full bathroom has a bathtub with a shower, glass shower doors and ceramic tile flooring. The laundry room is conveniently located next to the garage and has a Kenmore 500 series washer and a Kenmore electric dryer. The one-car direct access garage has a roll-up door and a garage door opener. You'll find ample storage throughout. Central air and heat. Residents in the Villeurbanne Community enjoy access to 2 pools, 2 spas,



barbecues and a resort style clubhouse. There are walking paths and hiking trails, with Peter's Canyon and Irvine Regional Park in the vicinity. HOA dues include water and trash. There are NO Mello Roos taxes! Come see this charming condo today!

Built in 1981

### **Essential Information**

MLS® #	PW25007700
Price	\$599,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,070
Acres	4.09
Year Built	1981
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Thomas Todak
Listing Office	Orange Realty, Inc.

### **Community Information**

Address	5744 Creekside Avenue # 66
Area	75 - Orange, Orange Park Acres E of 55
Subdivision	Villeurbanne
City	Orange
County	Orange
Zip Code	92869

### **Amenities**

Amenities	Barbecue, Clubhouse, Maintenance Grounds, Pool, Spa/Hot Tub, Trash
Utilities	Electricity Connected, Sewer Connected, Phone Available, Water Connected
Parking Spaces	1
Parking	Direct Access, Garage
# of Garages	1
Garages	Direct Access, Garage

View	None
Has Pool	Yes
Pool	Association, Community, Fenced, In Ground

## Exterior

Exterior	Stucco, Drywall
Windows	Blinds, Skylight(s)
Roof	Composition
Construction	Stucco, Drywall
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Unfurnished, All Bedrooms Down, Ceramic Counters, Separate/Formal Dining Room, Track Lighting
Appliances	Dishwasher, Disposal, Microwave, Dryer, Washer, Electric Range, Exhaust Fan
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning, Gas Starter
# of Stories	1
Stories	One

## School Information

District	Orange Unified
Elementary	Esplanade
Middle	Santiago Charter
High	El Modena

## Additional Information

Date Listed	January 12th, 2025
Days on Market	19
Short Sale	N
RE / Bank Owned	N

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