

\$1,129,900 - 414 Ohio Street, Anaheim

MLS® #PW25012178

\$1,129,900

3 Bedroom, 2.00 Bathroom, 1,867 sqft
Residential on 0 Acres

The Colony, Anaheim,

This meticulously maintained 3 bedroom, 2 bath home boasts 1,867 sq ft of living space on a 5,395 sq ft lot. The home's custom design features a formal living room with a captivating fireplace, a spacious dining room perfect for gatherings, a stunning remodeled kitchen and a large permitted family room addition offering a second fireplace and bathed in natural light from French doors and windows overlooking the beautifully landscaped backyard. Enjoy the California sunshine in the charming backyard with a brick patio and lush greenery - just the right size for entertaining and relaxation without demanding excessive upkeep. The primary suite offers two closets and a private bathroom with a step in shower and hall bath with tub and separate shower. Both bathrooms have been tastefully remodeled. Paid-for Tesla solar panels provide energy efficiency and cost savings. Recent upgrades include a new roof (2021), Tesla charger, updated electrical wiring, recessed lighting, crown molding, baseboards, plantation shutters, and a fully remodeled kitchen with new appliances, countertops, cabinetry, and even a pot filler! Nestled on one of Downtown Anaheim's most coveted streets, this custom-built 1930s ranch-style home offers a rare blend of historic character and modern convenience. Imagine strolling along tree-lined Ohio Street, surrounded by beautifully preserved historic homes, just moments from the vibrant Anaheim Packing District, Center Street Promenade, and the inviting Anaheim Public



Library. This prime location is both walkable and commuter-friendly, with easy access to the 5, 91, and 57 freeways and just over a mile from the magic of Disneyland!

As a designated Mills Act property, this home enjoys significantly reduced property taxes—currently \$5,788.84 per year. The Mills Act requires maintaining the home's historic exterior, but in return, the new owner will benefit from these low taxes with little to no change and no supplemental tax bill (please verify with the OC Tax Collector). Don't miss this opportunity to own a piece of Anaheim history with modern comforts and an enviable location!

Built in 1939

Essential Information

MLS® #	PW25012178
Price	\$1,129,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,867
Acres	0.12
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Meghan Shigo
Listing Office	Century 21 Affiliated

Community Information

Address	414 Ohio Street
Area	79 - Anaheim West of Harbor
Subdivision	The Colony
City	Anaheim
County	Orange

Zip Code 92805

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Parking Spaces 2

Parking Garage Faces Rear

of Garages 2

Garages Garage Faces Rear

View Neighborhood

Pool None

Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Copper Plumbing

Lot Description ZeroToOneUnitAcre, Front Yard, Landscaped, Yard

Windows Plantation Shutters

Roof Composition

Construction Copper Plumbing

Foundation Pillar/Post/Pier, Slab

Interior

Interior Wood

Interior Features Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Down, Main Level Primary, Primary Suite

Appliances Dishwasher, Gas Cooktop, Disposal, Electric Oven

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Family Room, Living Room

of Stories 1

Stories One

School Information

District Anaheim Union High

Elementary Benjamin Franklin

Additional Information

Date Listed January 17th, 2025

Days on Market 30

Short Sale N

RE / Bank Owned N

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