

# \$1,450,000 - 1225 E. Fern, Fullerton

MLS® #PW25017120

**\$1,450,000**

3 Bedroom, 3.00 Bathroom, 2,142 sqft

Residential on 0 Acres

Other, Fullerton,

Nestled in the highly sought-after neighborhood of Northeast Fullerton, this single-level 3 bedroom, 3 bathroom home offers comfort and generous living spaces. Located within the acclaimed school boundaries of Acacia Elementary, Ladera Vista Junior High, and Troy High School, this property is perfect for those seeking top-notch education opportunities. Inside, discover freshly painted interiors and beautiful hardwood flooring throughout, complemented by new carpet in the expansive den. The home features two fireplaces, a separate laundry room, ample storage, recessed lighting, plantation shutters, and a water softener, all adding to this home's practicality and charm. Don't miss the detached 2-car garage which boasts a newer garage door opener. Situated on a sprawling pie-shaped lot spanning over 20,000 square feet, the property features a large pool and a capacious outdoor space perfect for entertaining, gardening, or simply enjoying our SoCal weather. With endless possibilities, this is truly a rare find in a prime location!



Built in 1956

## Essential Information

MLS® # PW25017120

Price \$1,450,000

Bedrooms 3

Bathrooms	3.00
Full Baths	1
Square Footage	2,142
Acres	0.47
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Christine Kennedy
Listing Office	Compass

## Community Information

Address	1225 E. Fern
Area	83 - Fullerton
Subdivision	Other
City	Fullerton
County	Orange
Zip Code	92831

## Amenities

Parking Spaces	2
Parking	Garage, On Street
# of Garages	2
Garages	Garage, On Street
View	None
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Lot Description	Back Yard, Front Yard, Sprinkler System
Windows	Plantation Shutters, Wood Frames
Roof	Composition
Construction	Stucco, Wood Siding
Foundation	Raised

## Interior

Interior	Carpet, Wood
Interior Features	All Bedrooms Down, Built-in Features, Entrance Foyer, Recessed Lighting
Appliances	Dishwasher, Built-In Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Den, Gas Starter, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Fullerton Joint Union High
Elementary	Acacia
Middle	Ladera Vista
High	Troy

## Additional Information

Date Listed	November 8th, 2024
Days on Market	24
Short Sale	N
RE / Bank Owned	N

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