

# **\$1,890,000 - 9305 Tritt Circle, Villa Park**

MLS® #PW25044505

**\$1,890,000**

4 Bedroom, 2.00 Bathroom, 2,465 sqft

Residential on 1 Acres

1, Villa Park,

Located in prestigious Villa Park, this spacious 4 Bedroom 2 Bathroom Single Story Cul-de-sac home sits on a 22,000 sq.ft. lot with lush green landscaping front and back. Large driveway leads to oversized 3 car garage (could fit more than 3 cars in garage) with lots of built-in cabinets and direct access into the home. Recently, Renovated Kitchen with canned LED lighting, Shaker Style soft-close cabinets, and beautiful quartz counters with breakfast bar. 5 burner GAS cook top, double oven, walk-in pantry, and separate eating area. Pocket doors open to elegant dining room with beautiful chandelier and living room with cathedral ceilings. Family room also has pocket doors that can make it very private or open to the rest of the home and features a stone fire place and wet bar. Hall bathroom has Quartz counters and dual sinks with shower/tub combo. The master bedroom suite features a large slider door that overlooks the huge backyard, 2 mirrored closets with built-ins, and remodeled bathroom with separate vanities, designer mirrors, and stone counter tops. Spacious shower stall remodeled with subway style tiles and glass doors. Separate oversized laundry room with gas or electric dryer hook up, could double as mud room or office space. Pull down stairs to attic allows for tons of extra storage. Newer Central Air and heat. Fantastic Villa park schools, with easy access to 55 and 91 Frwys. Potential for RV access.



Built in 1974

## Essential Information

MLS® #	PW25044505
Price	\$1,890,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,465
Acres	0.50
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Justin Polentz
Listing Office	JP Real Estate Services, Inc.

## Community Information

Address	9305 Tritt Circle
Area	73 - Villa Park
Subdivision	/
City	Villa Park
County	Orange
Zip Code	92861

## Amenities

Parking Spaces	6
Parking	Garage, Direct Access, Door-Multi, Driveway, Garage Door Opener, Garage Faces Front, RV Potential
# of Garages	3
Garages	Garage, Direct Access, Door-Multi, Driveway, Garage Door Opener, Garage Faces Front, RV Potential
View	Neighborhood
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Front Yard, Lawn, Cul-De-Sac, Landscaped

Roof Asphalt

## Interior

Interior Carpet, Vinyl, Stone  
Interior Features Separate/Formal Dining Room, Recessed Lighting, All Bedrooms Down, Attic, Primary Suite, Walk-In Closet(s), Cathedral Ceiling(s), Eat-in Kitchen, High Ceilings, Pantry, Pull Down Attic Stairs, Unfurnished, Walk-In Pantry, Wet Bar  
Appliances Dishwasher, Disposal, Microwave, Double Oven, Gas Cooktop, Gas Water Heater  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room, Family Room, Outside, Primary Bedroom  
# of Stories 1  
Stories One

## School Information

District Orange Unified  
High Villa Park

## Additional Information

Date Listed March 14th, 2025  
Days on Market 129  
Short Sale N  
RE / Bank Owned N

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