

\$1,500,000 - 1237 Crestbrook Place, Anaheim

MLS® #PW25045457

\$1,500,000

4 Bedroom, 4.00 Bathroom, 2,485 sqft

Residential on 0 Acres

Other, Anaheim,

HUGE FLAT LOT OVER 21K SqFt! The pictures do NOT do it justice, come visit the property and see for yourself!! ADU Potential! Land Potential! Investment Potential! Please visit The City of Anaheim's dedicated website ADUHEIM for ADU information. Copies of the City of Anaheim pre-approved ADU plans in the supplements section. This unique property features four spacious bedrooms, three indoor bathrooms, a spacious bonus room (used to be the original garage area), three interior fireplaces, living room with a charming gas stove, primary bedroom with romantic gas fireplace, and bonus room with cozy wood-burning fireplace with wall-to-wall brick hearth, indoor laundry room, tons of built-in features throughout, hidden wall pantry spaces in kitchen, water osmosis system in kitchen, large screened-in sunroom, and much more. Exterior features include: a HUGE over-sized garage, with tons of rafter storage space that runs the entire length of the garage, a covered carport area, full tennis court, half basketball court, outdoor firepit, in-ground pool (currently empty), pool bar, outdoor bathroom, several storage sheds/storage spaces and several fruit trees. Parking capacity includes two cars under carport, two cars next to carport area, potential for a 40 Foot RV in garage, plus extra parking on extended driveway in both the front and the back. Fruit trees include: Apple, Pomegranate, Lemon, Tangerine, Grapefruit, Avocado, and Macadamia Nut. This is one of those rare gems that does not come on the



market often, with so much character, unique charm and limitless potential!

Built in 1955

Essential Information

MLS® #	PW25045457
Price	\$1,500,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Square Footage	2,485
Acres	0.49
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Catherine Houston
Listing Office	T.N.G. Real Estate Consultants

Community Information

Address	1237 Crestbrook Place
Area	78 - Anaheim East of Harbor
Subdivision	Other
City	Anaheim
County	Orange
Zip Code	92805

Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Electricity Connected, Phone Available
Parking Spaces	2
Parking	Concrete, Driveway, Garage, Driveway Level, Garage Faces Front, Oversized, RV Access/Parking, RV Covered, RV Garage, RV Gated, RV Potential
# of Garages	2
Garages	Concrete, Driveway, Garage, Driveway Level, Garage Faces Front, Oversized, RV Access/Parking, RV Covered, RV Garage, RV Gated, RV Potential
View	None

Has Pool	Yes
Pool	In Ground, Fenced, Private, See Remarks

Exterior

Exterior	Wood Siding, Stucco
Exterior Features	Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Street Level, Corner Lot, Front Yard, Landscaped, Lawn, Level, Trees, Yard
Windows	Bay Window(s), Garden Window(s)
Construction	Wood Siding, Stucco
Foundation	Slab

Interior

Interior	Carpet, Laminate
Interior Features	Separate/Formal Dining Room, Tile Counters, Bedroom on Main Level, Main Level Primary, Primary Suite, All Bedrooms Down, Breakfast Area, Built-in Features, Ceiling Fan(s), Pantry
Appliances	Dishwasher, Gas Range
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room, Bonus Room, Primary Bedroom
# of Stories	1
Stories	One

School Information

District	Anaheim Union High
Elementary	Roosevelt
Middle	South
High	Katella

Additional Information

Date Listed	March 1st, 2025
Days on Market	64
Short Sale	N
RE / Bank Owned	N

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