

# \$769,000 - 6618 Southampton Drive, Cypress

MLS® #PW25052031

**\$769,000**

2 Bedroom, 2.00 Bathroom, 1,392 sqft

Residential on 0 Acres

Cypress Village Gardens (CYGR), Cypress,

LOVELY GREENBELT LOCATION & BEAUTIFUL UPGRADES IN THE FABULOUS COMMUNITY OF CYPRESS VILLAGE!! A charming enclosed courtyard welcomes you into this popular, extra-large 2-bedroom model with almost 1,400 sqft. This popular model has only been available once in the past 3 years, so this is a rare opportunity!! Enjoy a spacious living room with a gorgeous remodeled fireplace, big windows for abundant natural lighting, attractive laminate flooring & elegant crown molding. The stylish theme is carried into the large dining room with additional crown molding, stunning crystal chandelier lighting & a delightful view of your private patio. You'll enjoy plenty of space in the light & bright kitchen with new quartz countertops & backsplash, gas stove & quality appliances, breakfast bar & tile flooring. Be sure to notice the upgraded wood banister & remodeled powder room before heading upstairs to the huge primary suite that boasts beautiful interior design, recessed lighting & a wonderful organized walk-in closet! You will appreciate the attractive & attached full bath & a generously sized guest bedroom with recessed lighting & tree views! Additional features: Stunning dual pane windows & sliders, brand new interior paint, smooth ceilings, crown molding throughout, 2-panel doors with upgraded door casings, wide baseboards, ample storage & linen space, convenient interior laundry room, air conditioning, a large and low maintenance



patio with an expansive pergola & block walls, & an awesome finished 2 car garage complete with recessed lighting & cabinetry. This move-in-ready home is packed with style and is perfectly situated in this highly sought-after community. Award-winning local schools are Patton Elementary, Bell Intermediate, & Pacifica High School, and all are highly rated 9's & 10's. Enjoy proximity to shopping, dining, LA Fitness, multiple local parks, Costco, Trader Joe's, Knott's Berry Farm, Disneyland, & easy access to local Fwy's! Wonderful Cypress Village has 3 Pools, 3 Clubhouses, a Huge Spa, a Kiddy Pool, Tennis, Pickle Ball, Lush Greenbelts & Meandering Pathways, and a low HOA of \$399! Enjoy resort-style living in this premier community with the world-famous beaches of Orange County just a few miles away. Welcome Home!!

Built in 1974

## Essential Information

MLS® #	PW25052031
Price	\$769,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,392
Acres	0.06
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Julianne Sanchez
Listing Office	First Team Real Estate

## Community Information

Address 6618 Southampton Drive  
Area 57 - Cypress N of Orangewood, S Of Katella  
Subdivision Cypress Village Gardens (CYGR)  
City Cypress  
County Orange  
Zip Code 90630

## Amenities

Amenities Billiard Room, Clubhouse, Game Room, Maintenance Front Yard, Maintenance Grounds, Management, Meeting/Banquet/Party Room, Meeting Room, Pets Allowed, Pickleball, Pool, Recreation Room, Spa/Hot Tub, Tennis Court(s)  
Parking Spaces 2  
Parking Door-Multi, Garage  
# of Garages 2  
Garages Door-Multi, Garage  
View Neighborhood, Park/Greenbelt  
Has Pool Yes  
Pool Association

## Exterior

Exterior Features Lighting  
Lot Description Greenbelt  
Windows Blinds, Double Pane Windows  
Roof Mansard, Tar/Gravel

## Interior

Interior Laminate, Tile, Wood  
Interior Features All Bedrooms Up, Built-in Features, Granite Counters, Primary Suite, Quartz Counters, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)  
Appliances Dishwasher, Disposal, Gas Cooktop, Gas Water Heater  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Gas, Gas Starter, Living Room  
# of Stories 2  
Stories Two

## School Information

District	Garden Grove Unified
Elementary	Patton
Middle	Bell Intermediate
High	Pacifica

## Additional Information

Date Listed	December 13th, 2024
Days on Market	23
Short Sale	N
RE / Bank Owned	N

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