

# **\$1,120,000 - 13635 Almond Street, Tustin**

MLS® #PW25061588

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## **\$1,120,000**

3 Bedroom, 3.00 Bathroom, 1,610 sqft  
Residential on 0 Acres

Sycamore Glen (SG), Tustin,

Located in the highly desirable Sycamore Glen community in Tustin Ranch, this stunning end-unit home offers an ideal living experience. Situated just steps from El Camino Real Park and tucked away in the corner of this quiet neighborhood, this home is perfect for everyone and offers plenty of outdoor space to explore. The open, light and bright floorplan offers soaring high ceilings and includes the perfect family room with a charming brick fireplace, creating a warm and inviting atmosphere. The abundant natural light makes this home feel welcoming all around. The kitchen offers granite countertops, ample cabinets and a gas range, and an adjacent versatile room has endless possibilities for whatever your living situation calls for, such as a home office, additional dining area or workout space. The home's three spacious upstairs bedrooms have plush carpeting, mirrored wardrobe doors and a primary suite with walk in closet. Two and half bathrooms are well appointed and very well maintained. For added convenience, the attached two-car attached garage ensures ample storage with great cabinetry and parking for two large cars. Step outside to the very private wrap around back patio—an excellent space to unwind or dine al fresco. As a resident of Sycamore Glen, you'll have access to a refreshing pool and spa, perfect for relaxing on warm days. The location couldn't be better—within proximity to top-rated schools including the award-winning



Beckman High School, and a short drive to shopping and dining at the Tustin/Irvine Marketplace. Easy access to the 5 freeway makes commuting a breeze. Best of all, this unit shares only one wall with the neighbor, offering you extra privacy in a serene community setting. Donâ€™t miss this stunning home!

Built in 1989

**Essential Information**

MLS® #	PW25061588
Price	\$1,120,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,610
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Kimberly Harvey
Listing Office	Seven Gables Real Estate

**Community Information**

Address	13635 Almond Street
Area	89 - Tustin Ranch
Subdivision	Sycamore Glen (SG)
City	Tustin
County	Orange
Zip Code	92782

**Amenities**

Amenities	Pool, Spa/Hot Tub
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer

	Connected, Water Connected, Phone Available
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door Opener
# of Garages	2
Garages	Direct Access, Door-Single, Garage Faces Front, Garage, Garage Door Opener
View	None
Has Pool	Yes
Pool	Community, In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Sprinklers In Rear, Landscaped, Near Park, Sprinkler System, Street Level, Corner Lot, Sprinklers Timer
Windows	Blinds, Skylight(s), Shutters
Roof	Tile
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Block Walls, Open Floorplan, All Bedrooms Up, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter
# of Stories	2
Stories	Two

## School Information

District	Tustin Unified
Elementary	Tustin Ranch
High	Beckman

## Additional Information

Date Listed	March 19th, 2025
Days on Market	7
Zoning	CONDO
Short Sale	N
RE / Bank Owned	N

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