

\$1,175,000 - 446 Rainier Avenue, Orange

MLS® #PW25063839

\$1,175,000

3 Bedroom, 2.00 Bathroom, 1,571 sqft

Residential on 0 Acres

Other, Orange,

Huge energy cost savings in a highly desirable neighborhood! A fully owned solar system and new roof were installed in 2021, and many other upgrades and remodels have already been done for you. The functional floorplan maximizes the living space and flows extremely well from room to room. As you walk through the front door you are welcomed by the formal entry and spacious living room.

Vaulted ceilings and an abundance of windows provide an open feeling with tons of natural light and a great view of the beautiful backyard landscaping and pool. Newer engineered bamboo flooring flows throughout the living area and into the spacious primary bedroom. Adjacent to the living room is the generously sized kitchen and dining area. The kitchen has been upgraded with granite counter tops and backsplash, tile flooring, crown molding, and 2 ceiling fans. Both bathrooms have matching remodels with tile shower/tub enclosures, tile flooring, tile wainscot, and Bluetooth mirrors with speakers. The guest bathroom also has been upgraded with a newer vanity. Both guest bedrooms are generous in size and feature bamboo flooring and a fantastic view of the front courtyard landscaping. The first guest bedroom, located near the living room, has double doors and would make a great home office, den, or entertainment room. The spacious primary bedroom features an abundance of closet space, mirrored closet doors, and an upgraded sliding glass door which leads to the resort-like



backyard. It features a swimming pool, spa, and raised brick planters with lots of lush landscaping that has been immaculately maintained. There is plenty of additional room for an outdoor patio table or pool furniture, and the lot features a wide side yard on one side of the home. Other upgrades include dual pane windows, a QuietCool whole house fan, a WaterBoy whole house system, central A/C, and block walls on all three sides.

Wall-mounted TV brackets have already been installed over the fireplace in the living room and in the primary bedroom. The home is located on a prime, corner lot within the neighborhood. It has convenient access to the 91, 55, and 57 FWYs, and there are lots of shopping and dining options along Tustin St. It is also walking distance to the Santa Ana River biking and walking trails, and near Eisenhower Park.

Built in 1976

Essential Information

MLS® #	PW25063839
Price	\$1,175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,571
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Matthew Hamilton
Listing Office	StellarQuest Real Estate

Community Information

Address	446 Rainier Avenue
Area	72 - Orange & Garden Grove, E of Harbor, N of 22 F

Subdivision	Other
City	Orange
County	Orange
Zip Code	92865

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected, Underground Utilities
Parking Spaces	4
Parking	Door-Single, Garage Faces Front, Garage, Garage Door Opener, Direct Access
# of Garages	2
Garages	Door-Single, Garage Faces Front, Garage, Garage Door Opener, Direct Access
View	None
Has Pool	Yes
Pool	Heated, In Ground, Private

Exterior

Exterior	Copper Plumbing, Drywall, Frame
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Sprinklers Timer, Sprinkler System, Garden, Lawn, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows
Roof	Composition
Construction	Copper Plumbing, Drywall, Frame
Foundation	Slab

Interior

Interior	Tile, Bamboo
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Bedroom on Main Level, Cathedral Ceiling(s), Granite Counters, High Ceilings, Main Level Primary
Appliances	Dishwasher, Gas Range, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

School Information

District Orange Unified

Additional Information

Date Listed March 25th, 2025
Days on Market 7
Short Sale N
RE / Bank Owned N

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