

\$1,294,000 - 2312 Avalon Avenue, North Tustin

MLS® #PW25066918

\$1,294,000

5 Bedroom, 3.00 Bathroom, 2,563 sqft

Residential on 0 Acres

N/A, North Tustin,

Welcome to this gorgeous Colonial home, where charm meets modern convenience in a way that feels warm, inviting, and just the right blend of classic and contemporary. Located in a highly sought-after neighborhood w/ access to the award-winning Foothill High School District, this home offers 5 spacious bedrooms, 3 updated bathrooms, fully paid off solar panels and upgrades at every turn. Starts w/ stunning curb appeal, a picture-perfect front sitting porch that invites you to sit & enjoy the friendly neighbors, along with the lush, green lawn, complemented by colorful flowerbeds, brick accents & a newer concrete walkway that lead to a beautiful entry door. Don't forget the large RV parking space (with room behind the gate). Inside, you'll be greeted by a light-filled, open layout that flows nicely from one room to the next. The living room, w/ its expansive size & floor-to-ceiling brick fireplace, has gorgeous sheer drapery and stylish vinyl plank flooring which brings both warmth and elegance, all this opening to the large formal dining area, complete with pendant lighting. The heart of the home is the remodeled kitchen, designed to be both practical and beautiful. White cabinetry, rich granite countertops, & a matching tile backsplash are accented by beautiful stainless steel appliances, including a five-burner Kenmore Elite range & a Broan vented hood, along with S/S dishwasher & microwave, even has a quaint breakfast nook &



a spacious pantry to make life easier. For guests or in-laws, there's a large downstairs bedroom, that could act as a second master suite, complete w/ direct access to a newly remodeled bathroom w/ a walk-in glass shower. Upstairs, you'll find generous-sized bedrooms, including a large Master suite (18' x 13') & features a huge walk-in closet & 2 large picture windows, allowing plenty of natural light to flood the room & the master bath includes a shower over tub w/ newer vanity & fixtures. All the bathrooms have been updated w/ newer fixtures & finishes, including stone countertops & contemporary lighting, making each one feel fresh and functional. The backyard is a true private oasis w/ expansive grassy areas, a swing set, and fruit trees galore—think Navel Orange, Meyer Lemon, Fuji Apple, Bing Cherry, Ruby Red Grapefruit, Mandarin Orange, White Nectarine & the covered patio w/ its new concrete pavers, offers a shaded space for entertaining or just relaxing. Additional features include owned solar panels, newer HVAC system, dual pane vinyl windows & water softener. A True Gem!

Built in 1963

Essential Information

MLS® #	PW25066918
Price	\$1,294,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,563
Acres	0.18
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial

Status	Closed
Listing Agent	Ron Arnold
Listing Office	Keller Williams Realty

Community Information

Address	2312 Avalon Avenue
Area	NTS - North Tustin
Subdivision	N/A
City	North Tustin
County	Orange
Zip Code	92705

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Concrete, RV Access/Parking, RV Gated
# of Garages	2
Garages	Driveway, Concrete, RV Access/Parking, RV Gated
View	Neighborhood
Pool	None
Security	Smoke Detector(s)

Exterior

Exterior Features	Brick Driveway
Lot Description	Landscaped, Sprinkler System
Windows	Double Pane Windows
Roof	Composition

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Primary Suite, Breakfast Area, Granite Counters, In-Law Floorplan, Stone Counters
Appliances	Dishwasher, Gas Range, Microwave, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Masonry

# of Stories	2
Stories	Two

School Information

District	Tustin Unified
High	Foothill

Additional Information

Date Listed	March 27th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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