

# \$1,580,000 - 12811 Brittany Woods Drive, North Tustin

MLS® #PW25075887

**\$1,580,000**

3 Bedroom, 2.00 Bathroom, 1,667 sqft

Residential on 0 Acres

N/A, North Tustin,

Welcome to 12811 Brittany Woods Drive, a charming, ranch-style gem situated on a 9,596 square foot lot in the heart of North Tustin. This beautifully remodeled home blends classic design with modern comfort, showcasing quality finishes and thoughtful upgrades throughout. Located in a friendly, sidewalk-safe neighborhood, it offers warm curbside appeal with brick accents and meticulous landscaping. Inside, wood floors flow throughout the main living spaces, adding warmth and charm to the home's inviting atmosphere. The thoughtfully designed, 1,667 square foot floor plan is perfect for both relaxed living and entertaining. Enjoy cozy evenings by one of the two fireplaces—one in the living and dining room, the other in the family room. The living room features serene front garden views framed by a gallery of windows, while the galley-style, eat-in kitchen opens to a bright family room with patio doors leading to a peaceful, expansive grassy backyard. This outdoor haven, complete with shade trees and a patio, is ideal for al fresco dining and embracing the Southern California lifestyle. Two updated bathrooms and a new roof enhance the home's appeal, offering modern amenities in a classic setting. Situated within the highly sought-after Tustin Unified School District, 12811 Brittany Woods Drive presents an exceptional opportunity to own a home that embodies both charm and quality living in a prime location. Don't miss your chance to make this classic beauty your



forever home!

Built in 1960

## Essential Information

MLS® #	PW25075887
Price	\$1,580,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,667
Acres	0.22
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Dean O'dell
Listing Office	Seven Gables Real Estate

## Community Information

Address	12811 Brittany Woods Drive
Area	NTS - North Tustin
Subdivision	N/A
City	North Tustin
County	Orange
Zip Code	92705

## Amenities

Utilities	Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None

## Exterior

Lot Description	Front Yard
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Roof	Composition
Foundation	Slab

## Interior

Interior Features	Breakfast Bar, All Bedrooms Down, Eat-in Kitchen
Appliances	Dishwasher, Microwave, Electric Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

## School Information

District	Tustin Unified
Elementary	Red Hill
High	Tustin

## Additional Information

Date Listed	April 7th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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