

\$1,095,000 - 165 Batavia Street, Orange

MLS® #PW25079303

\$1,095,000

2 Bedroom, 2.00 Bathroom, 1,005 sqft

Residential on 0 Acres

N/A, Orange,

MOVE RIGHT IN TO THIS 1924 RESTORED CALIFORNIA CRAFTSMAN BUNGALOW COMPLETE WITH THE WHITE PICKET FENCE. THIS HOME IS ON THE MILLS ACT PROPERTY TAX PROGRAM WHICH RESULTS IN A HUGE PROPERTY TAX SAVINGS! TAXES WERE ONLY \$2923 FOR THE 23/24 TAX YEAR, THE LOW RATE TRANSFERS TO NEW OWNERS! THIS 2 BEDROOM 2 BATH HAS A LARGE REAR LOT, READY FOR AN ADU OR EXPANSION. THE FULL WIDTH FRONT PORCH LEADS TO THE LARGE LIVING ROOM WITH ORIGINAL OAK WOOD FLOORS, BUILT-INS, FIREPLACE AND ORIGINAL MOLDING, BUILT-IN BOOKCASES. THE LIVING ROOM IS OPEN TO THE FORMAL DINING ROOM FEATURING THE CLASSIC BUILT-IN DINING HUTCH. BOTH BATHROOMS HAVE BEEN REMODELED, THE MAIN BATH HAS A WALK-IN SHOWER ACCENTED WITH TILE AND GLASS BLOCK. THE KITCHEN HAS CLASSIC BUILT-IN CABINETS, GRANITE COUNTERS, DISHWASHER, MICROWAVE AND FREE-STANDING GAS RANGE. THERE IS A CONVENIENT LAUNDRY ROOM WITH WASHER/DRYER INCLUDED. CENTRAL HEATING AND AIR, COPPER PLUMBING, EVEN A NEWER WASTE LINE FOR YEARS OF WORRY-FREE SERVICE. THE DETACHED GARAGE HAS BEEN FINISHED INTO A "CRAFT ROOM" WITH A STORAGE AREA. THE HUGE REAR YARD HAS A MATURE



SHADE TREE AND IS LARGE ENOUGH TO BUILD ON OR JUST ENJOY THE LARGE LOT THAT OLDER HOMES PROVIDE.

Built in 1924

Essential Information

MLS® #	PW25079303
Price	\$1,095,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,005
Acres	0.15
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Craftsman
Status	Closed
Listing Agent	Albert Ricci
Listing Office	Ricci Realty

Community Information

Address	165 Batavia Street
Area	OTO - Old Towne Orange
Subdivision	N/A
City	Orange
County	Orange
Zip Code	92868

Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected, Cable Available
Parking Spaces	3
Parking	Driveway, Garage, Door-Single, Garage Faces Front
# of Garages	1
Garages	Driveway, Garage, Door-Single, Garage Faces Front
View	None

Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco, Wood Siding
Lot Description	Sprinkler System, Back Yard, Front Yard, Lawn, Sprinklers Timer
Windows	Wood Frames
Roof	Composition, Shingle
Construction	Stucco, Wood Siding
Foundation	Pillar/Post/Pier, Raised

Interior

Interior	Wood
Interior Features	Built-in Features, Granite Counters, Separate/Formal Dining Room, Storage
Appliances	Gas Oven, Gas Range, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative, Living Room
# of Stories	1
Stories	One

School Information

District	Orange Unified
Elementary	West Orange
Middle	Portola
High	Orange

Additional Information

Date Listed	May 17th, 2025
Days on Market	3
Zoning	R-1-6
Short Sale	N
RE / Bank Owned	N

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