

# **\$985,000 - 11402 Tobie Street, Garden Grove**

MLS® #PW25081228

**\$985,000**

3 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0 Acres

OTHER, Garden Grove,

Welcome to this charming Garden Grove home, newly remodeled inside and out, perfectly positioned on a generous 9,450 sq feet corner lot. The large lot allows for many possible options and enormous, upside opportunities to create cash flow by building an ADU, Jr. ADU and etc. Oversized corner lot is ideal for anyone looking to expand and build an ADU. With it's corner curb placement you can have two private separate entrances and easy access parking. Step into a spacious courtyard enclosed by a wrap around wooden gated fence, providing a serene outdoor space for entertaining or simply enjoying the sunny California weather. This delightful home offers an inviting 1,082 square feet of living space, featuring a wall of windows overlooking the private courtyard filling the home with abundant natural daylight. New electronic fireplace with wraparound sitting bench and fluted accent wall. Ductless mini splits throughout home with cooling and heat capacities. New luxury vinyl wood flooring throughout, three cozy bedrooms all outfitted with mirrored closet doors, two modern bathrooms with LED lit mirrors, floor to ceiling linen closet optimizing both space and additional storage. The beautiful kitchen boasts an island where the family can gather for dinner, white Shaker cabinets, new appliances, modern finishes reflecting quality in every corner, designed to meet the demands of daily living. Home has a spacious studio complete with kitchen island and



ceramic farmhouse sink. Adjacent living room and bedroom areas are nicely designed and can be defined by your furniture placement. Bathroom has LED mirror and a glass enclosed shower. Laundry hookups inside studio for convenience. Outside side patio is private and has a separate entrance for outdoor living set and BBQ. Residents will benefit from its prime location, mere minutes from the enchanting Disneyland, enhancing the appeal for potential rental income or as a family residence close to endless fun. For commutes or local travel, the proximity to major transit points and restaurants around Katella-Euclid and Downtown Disney is an added attraction. Educational needs are well catered with nearby, outstanding, award winning school district. This house is more than just a place to liveâ€”it's a gateway to a lifestyle of convenience, quality, and pleasure. Come by and buy!

Built in 1958

## Essential Information

MLS® #	PW25081228
Price	\$985,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.22
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Trang Nguyen
Listing Office	Green Equity, Inc.

## Community Information

Address 11402 Tobie Street

Area 63 - Garden Grove S of Chapman, W of Euclid  
Subdivision OTHER  
City Garden Grove  
County Orange  
Zip Code 92840

## **Amenities**

Parking Spaces 2  
Parking Concrete, Driveway, Converted Garage  
# of Garages 2  
Garages Concrete, Driveway, Converted Garage  
View Neighborhood  
Pool None

## **Exterior**

Lot Description Corner Lot  
Windows Double Pane Windows

## **Interior**

Interior Features Quartz Counters, Block Walls  
Heating Ductless  
Cooling Ductless  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

## **School Information**

District Garden Grove Unified  
Elementary Faylane  
Middle Lake  
High Rancho Alamitos

## **Additional Information**

Date Listed April 13th, 2025  
Days on Market 13  
Short Sale N  
RE / Bank Owned N

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