

# **\$1,399,000 - 13071 Arborwalk Lane, Tustin**

MLS® #PW25084508

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## **\$1,399,000**

3 Bedroom, 3.00 Bathroom, 1,729 sqft  
Residential on 0 Acres

Arborwalk (ABWK), Tustin,

Welcome to 13071 Arborwalk Lane, a Move-In Ready Dream Home Located on an Interior Lot in a Picturesque Tustin Ranch Neighborhood. Greeted by a Tree-Lined Street, This Home Enjoys Three Bedrooms, Two and a Half Bathrooms, Main Floor Office/Den (Potential 4th Bedroom), Vaulted Ceilings, New Carpet, Wood Floors, Plantation Shutters, and Ample Natural Light Throughout. The Spacious Family Room Features a Cozy Fireplace and Opens to the Kitchen/Dining Room Which is Perfect for Entertaining. The Remodeled Kitchen Enjoys Ample Counter and Cabinet Space, Shaker Cabinets, Quartzite Waterfall Counters, Stainless Steel Appliances, Coffee Nook, and Dining Area with Backyard Access. The Master Suite Enjoys a Private Balcony, Board & Batten Accent Wall, Dual Vanities, Walk-In Shower, Separate Tub, Walk-In Closet, and Additional Secondary Closet. Direct Access Two Car Garage with Built-In Cabinets. Enjoy Lush Landscaping and a Spacious Gated Patio. HOA Amenities Include a Community Pool/Spa, Greenbelt, BBQs, Picnic Tables, and Immaculate Landscaping. Short Drive to Award Winning Schools: Tustin Ranch Elementary, Pioneer Middle, and Beckman High. Short Walk to Heritage Park and Short Drive to Tustin Sports Park, Laurel Glen Park, and Tustin Ranch Golf Course. Minutes to Irvine/Tustin Market Place, Walking/Hiking/Biking Trails, 241/261 Toll Roads, and 5/55/405 Freeways. 13071 Arborwalk Lane is a Must See!!



Built in 1998

## Essential Information

MLS® #	PW25084508
Price	\$1,399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,729
Acres	0.06
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	John Katnik
Listing Office	Katnik Brothers R.E. Services

## Community Information

Address	13071 Arborwalk Lane
Area	89 - Tustin Ranch
Subdivision	Arborwalk (ABWK)
City	Tustin
County	Orange
Zip Code	92782

## Amenities

Amenities	Pool, Spa/Hot Tub, Barbecue, Picnic Area
Parking Spaces	2
Parking	Garage, Direct Access, Door-Single, Garage Faces Rear
# of Garages	2
Garages	Garage, Direct Access, Door-Single, Garage Faces Rear
View	None
Has Pool	Yes
Pool	In Ground, Association, Community

## Exterior

Lot Description	Landscaped
Windows	Plantation Shutters, Shutters

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Cathedral Ceiling(s), All Bedrooms Up, Balcony, Breakfast Area, Built-in Features, Ceiling Fan(s), Paneling/Wainscoting, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Tustin Unified
Elementary	Tustin Ranch
Middle	Pioneer
High	Beckman

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	71
Short Sale	N
RE / Bank Owned	N

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