

# **\$1,725,000 - 3001 Valera Way, Fullerton**

MLS® #PW25084578

**\$1,725,000**

4 Bedroom, 4.00 Bathroom, 2,633 sqft

Residential on 0 Acres

Sunny Hills (SUNH), Fullerton,

This beautifully cared-for split-level pool home is ideally located in the highly sought-after Sunny Hills neighborhood of Fullerton.

Meticulously maintained with an eye for detail, this home offers a timeless and functional floorplan. Upon entry, you're greeted by a formal foyer and convenient half bath. The main level features a bright and inviting formal living room, complete with a marble-hearth fireplace, recessed lighting, and an expansive window that floods the space with natural light. Pocket doors lead to the generous formal dining room, featuring sliding glass doors that open directly to the backyard. The updated kitchen, remodeled in 2002 and enhanced with newer appliances from 2022 and 2023, is a delight. It boasts a central island, casual dining area, garden window, and custom cabinetry. Downstairs, a spacious den offers a second fireplace, built-in entertainment center, and access to the back patio through sliding glass doors. The lower level also includes a large, well-appointed laundry room with abundant storage and a convenient laundry chute. A good-sized downstairs bedroom is located adjacent to a three-quarter bath with exterior access—perfect for pool guests or multigenerational living. Upstairs, you'll find three additional bedrooms, including a large primary suite with dual closets, built-in storage, and a private en-suite bath. One of the secondary bedrooms features a custom-designed walk-in closet, created from what was originally a fifth bedroom. The



outdoor spaces are simply stunning. The backyard is private and beautifully landscaped. The sparkling pool serves as the centerpiece, surrounded by multiple seating areas including a covered patio with gas & electric heaters and an open patio with a built-in gas firepit.

Located in an award-winning school district and close to parks, shopping, and dining, this home offers the best of Sunny Hills living. With major systems thoughtfully updated and lovingly maintained, this is an exceptional property.

Built in 1964

## Essential Information

MLS® #	PW25084578
Price	\$1,725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	2,633
Acres	0.24
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Christine Kennedy
Listing Office	Compass

## Community Information

Address	3001 Valera Way
Area	83 - Fullerton
Subdivision	Sunny Hills (SUNH)
City	Fullerton
County	Orange
Zip Code	92835

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Direct Access, Driveway, Garage
# of Garages	3
Garages	Direct Access, Driveway, Garage
View	None
Has Pool	Yes
Pool	Diving Board, Heated, In Ground, Private

## Exterior

Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows
Roof	Composition
Foundation	Raised, Slab

## Interior

Interior	Carpet, Wood
Interior Features	Bedroom on Main Level, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Granite Counters, In-Law Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Oven, Microwave, Refrigerator, Washer, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Gas Starter, Living Room
# of Stories	2
Stories	Multi/Split

## School Information

District	Fullerton Joint Union High
Elementary	Ladera
Middle	Parks
High	Sunny Hills

## Additional Information

Date Listed	April 9th, 2025
Days on Market	22

Short Sale N  
RE / Bank Owned N

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