

\$1,498,000 - 200 Friar Place, Fullerton

MLS® #PW25085230

\$1,498,000

4 Bedroom, 3.00 Bathroom, 2,296 sqft
Residential on 0 Acres

Sunny Hills (SUNH), Fullerton,

Welcome to 200 Friar Place! Tucked away at the end of a peaceful cul-de-sac, this beautifully updated single-story home, with a detached ADU, offers comfort, convenience, and versatility on a spacious 13,350 square foot lot. Boasting 2,296 square feet of total living space, the main residence features 4 bedrooms and 2 bathrooms across 1,980 square feet, complemented by a fully permitted 316 square foot ADU complete with its own bedroom, full bathroom, kitchenette, and living area—perfect for guests, extended family, or rental income. Stepping into the home, you are greeted into the foyer where the formal living sits to the left with stunning views of the backyard and is removed from the hub of the home offering privacy and relaxation. The remodeled kitchen sits at the front of the home with views of the neighborhood and front yard. Fully equipped with stainless steel appliances, quartz countertops, dark wood cabinetry, tile backsplash, and breakfast bar seating. The dining room is located off the kitchen and has two walls of floor to ceiling windows framing front yard views and providing plenty of natural light and peaceful views. The primary suite has a large closet, ceiling fan, views of the backyard, and an attached en suite. The remodeled attached en suite is spacious, dual sinks, and has custom finishes throughout. There are three additional bedrooms, two of them with large walk-in closets, ceiling fans, and all open to the family room, or kids space! The second bathroom has been remodeled



and has dual sinks and neutral tones. The home has been freshly painted inside and out and showcases new luxury vinyl plank flooring, dual pane windows throughout, and indoor laundry. The attached two-car garage offers direct access to the home, has plenty of built-in storage, and access to the expansive lot which includes ample space for RV/boat parking. Located within walking distance to award-winning Laguna Road Elementary and zoned for Parks Junior High and Sunny Hills High School in the highly regarded Fullerton Joint Union High School District, this property is also close to CSUF, Fullerton College, St. Jude Hospital, both Fullerton and Coyote Hills golf courses, the Fullerton Loop, Laguna Lake, 57/91 FWYS, shopping, and dining. Don't miss out on your opportunity to see this amazing move-in ready home, complete with a fully permitted ADU...the possibilities are endless!

Built in 1962

Essential Information

MLS® #	PW25085230
Price	\$1,498,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,296
Acres	0.31
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Jacob Abeelen
Listing Office	T.N.G. Real Estate Consultants

Community Information

Address	200 Friar Place
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Area	83 - Fullerton
Subdivision	Sunny Hills (SUNH)
City	Fullerton
County	Orange
Zip Code	92835

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Garage Faces Front, Garage, Asphalt, Boat, Driveway, Off Street, Oversized, RV Access/Parking, RV Potential, Side By Side
# of Garages	2
Garages	Concrete, Direct Access, Garage Faces Front, Garage, Asphalt, Boat, Driveway, Off Street, Oversized, RV Access/Parking, RV Potential, Side By Side
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco, Wood Siding
Lot Description	Back Yard, Front Yard, Cul-De-Sac, Landscaped, Lawn, Level, Sprinkler System, Yard
Windows	Screens, Double Pane Windows
Construction	Stucco, Wood Siding
Foundation	Slab

Interior

Interior	Tile, Vinyl, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Recessed Lighting, Breakfast Bar, Crown Molding, Entrance Foyer, Primary Suite, Quartz Counters
Appliances	Dishwasher, Electric Oven, Disposal, Gas Water Heater, Range Hood, Water Heater, Electric Cooktop, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room

# of Stories	1
Stories	One

School Information

District	Fullerton Joint Union High
Elementary	Laguna Road
Middle	Parks
High	Sunny Hills

Additional Information

Date Listed	May 14th, 2025
Days on Market	46
Short Sale	N
RE / Bank Owned	N

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