

# \$1,250,000 - 4314 Manchester Place, Cypress

MLS® #PW25093472

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## \$1,250,000

4 Bedroom, 3.00 Bathroom, 2,176 sqft

Residential on 0 Acres

Greenbrook, Cypress,

Welcome home to this rare expanded Greenbrook Seville model situated in a quiet cul-de-sac. The moment you drive up to this beautiful home, you will notice the nice curb appeal which exudes pride of ownership. Upon entry, you will feel the openness as you are welcomed by the high vaulted ceiling in the living room and the dining area. This spacious home features dual pane windows, central air system, scraped ceiling, recessed lighting, ceiling fans, vinyl hardwood flooring, direct garage access, and 14 paid solar panels. This home features an enlarged primary bedroom with en suite bathroom. A fourth bedroom, a den (5th bedroom), and a third bathroom was also added. This single-story home is ideal for the multigenerational family. This property is walking distance to Arnold Elementary and Lexington Junior High. It is also within the boundaries of the award-winning college preparatory Oxford Academy (testing required).



Built in 1969

## Essential Information

MLS® #	PW25093472
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,176

Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jc Kim
Listing Office	First Team Real Estate

## Community Information

Address	4314 Manchester Place
Area	80 - Cypress North of Katella
Subdivision	Greenbrook
City	Cypress
County	Orange
Zip Code	90630

## Amenities

Utilities	Sewer Connected, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Garage, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Faces Front
View	Park/Greenbelt
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Firewall(s)

## Exterior

Exterior	Drywall, Concrete, Copper Plumbing
Lot Description	Front Yard, Lawn, Landscaped, Cul-De-Sac, Sprinkler System, ZeroToOneUnitAcre
Windows	Double Pane Windows, Screens
Roof	Asbestos Shingle
Construction	Drywall, Concrete, Copper Plumbing
Foundation	Slab

## Interior

Interior	Tile, Wood
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Interior Features	Breakfast Bar, Open Floorplan, All Bedrooms Down, Block Walls, Granite Counters, High Ceilings, Recessed Lighting, Storage
Appliances	Dishwasher, Gas Cooktop, Microwave, Gas Water Heater
Heating	Central
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Anaheim Union High
Elementary	Landell/Arnold
Middle	Lexington/Oxford
High	Cypress/Oxford

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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