

# \$865,000 - 2279 Falmouth Avenue, Anaheim

MLS® #PW25094147

## \$865,000

3 Bedroom, 2.00 Bathroom, 1,247 sqft  
Residential on 0 Acres

other, Anaheim,

Welcome Home to this charming single level home in the heart of Anaheim. As you enter you are greeted with easy-care laminate flooring, open floor plan, a newer roof, and an upgraded HVAC system with both AC and furnace to keep you comfortable year-round. Dual pane windows help keep things quiet and energy-efficient. This home also features recessed lighting throughout, washer/dryer hookups, attached 2 car garage, and extra large storage shed in the backyard. The location cannot be beat as you will have convenient access to serene parks, bustling shopping centers, a variety of restaurants, and a nearby golf course. For commuters, the 5 and 91 freeways are easily accessible, making daily travel a breeze. Looking for entertainment? You'll be minutes away from iconic attractions like Disneyland, Knott's Berry Farm, and Medieval Times, ensuring endless fun for the entire family. Whether you're looking for a perfect starter home for families or an investment property do not miss this opportunity!



Built in 1955

## Essential Information

MLS® #	PW25094147
Price	\$865,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,247
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kevin Kim
Listing Office	Circa Properties, Inc.

## Community Information

Address	2279 Falmouth Avenue
Area	79 - Anaheim West of Harbor
Subdivision	other
City	Anaheim
County	Orange
Zip Code	92801

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Garage, Direct Access
# of Garages	2
Garages	Garage, Direct Access
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre, Paved, Sprinklers In Front, Sprinklers Manual
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## Interior

Interior	Laminate
Interior Features	Separate/Formal Dining Room, All Bedrooms Down
Appliances	ENERGY STAR Qualified Appliances, Gas Oven, Gas Range, High Efficiency Water Heater, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes

Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

### **School Information**

District	Anaheim Union High
Elementary	Marshall
Middle	Brookhurst
High	Savana

### **Additional Information**

Date Listed	April 27th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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