

# \$1,100,000 - 324 Marymont Avenue, Placentia

MLS® #PW25099591

**\$1,100,000**

4 Bedroom, 3.00 Bathroom, 2,450 sqft

Residential on 0 Acres

/, Placentia,

THIS HOME IS A MUST SEE! Nestled in the highly sought after Placentia neighborhood, it features a bright and open floor plan with 4 bedrooms, 3 bathrooms with 2,450 square feet of spacious living space. Upon entering, you are greeted by a sunken living room that features a large bay window with window seat that provides plenty of natural lighting. The beautiful kitchen includes custom cabinetry for storage, stainless steel appliances, a gas range with range hood, microwave drawer, recessed lighting, breakfast nook and is open to the family room which makes it great for entertaining. The main level also features a bonus room/potential 4th bedroom that features wood beamed ceiling and fireplace. Upstairs showcases a LARGE Primary Suite that includes a spacious bedroom area with large retreat area, private with a city lights view, walk-in closet and beautiful ensuite bathroom that includes a large walk-in shower. Down the hall, there are two additional generously sized bedrooms which offer plenty of closet space, and a hall bathroom with a shower/tub. This backyard is great for entertaining! The private backyard is beautifully designed with a sparkling pool and spa, beautiful fireplace, covered patio area overlooking the pool, and mature landscaping. Additional features of the home includes a 2-car garage for ample parking and storage, inside laundry room, and RV parking with gate. WALKING DISTANCE to Tri-City Park, playgrounds and walking trails. Located in the



Award-Winning Placentia-Yorba Linda Unified School District and located close to shopping, restaurants and a short distance to 57 freeway. This home is the one you won't want to miss!

Built in 1975

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | PW25099591              |
| Price          | \$1,100,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,450                   |
| Acres          | 0.16                    |
| Year Built     | 1975                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Darryl Jones            |
| Listing Office | ERA North Orange County |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 324 Marymont Avenue |
| Area        | 84 - Placentia      |
| Subdivision | /                   |
| City        | Placentia           |
| County      | Orange              |
| Zip Code    | 92870               |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 5  |
| Parking        | Direct Access, Driveway, Garage, RV Access/Parking, RV Gated |
| # of Garages   | 2  |
| Garages        | Direct Access, Driveway, Garage, RV Access/Parking, RV Gated |
| View           | City Lights  |
| Has Pool       | Yes  |

Pool In Ground, Private

## Exterior

Lot Description Back Yard, Front Yard, Landscaped, Near Park

Windows Blinds, Double Pane Windows

## Interior

Interior Tile, Laminate

Interior Features Built-in Features, Balcony, Breakfast Area, Granite Counters, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Galley Kitchen, Primary Suite, Walk-In Closet(s), Sunken Living Room

Appliances Dishwasher, Disposal, Gas Range, Microwave, Range Hood, Water Heater

Heating Forced Air, Fireplace(s)

Cooling Central Air

Fireplace Yes

Fireplaces Family Room, Bonus Room

# of Stories 2

Stories Two

## School Information

District Placentia-Yorba Linda Unified

Elementary Sierra Vista

Middle Tuffree

High El Dorado

## Additional Information

Date Listed May 7th, 2025

Days on Market 10

Short Sale N

RE / Bank Owned N

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