

\$1,148,800 - 12172 Manley St, Garden Grove

MLS® #PW25100169

\$1,148,800

3 Bedroom, 2.00 Bathroom, 1,490 sqft

Residential on 0 Acres

East Gate (ESGT), Garden Grove,

Distinguishly appointed within the highly desirable Eastgate neighborhood of West Garden Grove this home has been meticulously maintained by the same owner for over 50 years! Approaching the home the curb appeal is sure to impress with 2 shade trees and a small courtyard in the foyer.

Entering the home the delight begins with Luxury Vinyl Plank flooring, recently installed carpet in the bedrooms and fresh paint on the interior walls. Smooth ceilings with recessed lighting flow through this open concept home. Hosting is a dream with 2 living rooms complete with their own fireplace. The kitchen features ample counter space and white washed brick. Enjoy year-round comfort with dual pane windows and a newer HVAC system installed just two years ago, along with all newer outtake components. The remodeled primary bathroom includes a recently added shower, offering both style and convenience. A dedicated laundry room provides added functionality and convenience, while the huge

backyard offers endless possibilities for outdoor living, gardening, or adding a pool. The backyard is a tranquil retreat featuring custom landscaping and hardscaping. This move-in ready home combines thoughtful design, practical updates, and timeless charm;

This home is located near Eastgate Park, Shopping, entertainment and attends top rated GGUSD schools Enders Elementary, Bell Intermediate and Pacifica Highschool.



Built in 1959

Essential Information

MLS® #	PW25100169
Price	\$1,148,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,490
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jennifer Tackney
Listing Office	GMT Real Estate

Community Information

Address	12172 Manley St
Area	46 - Eastgate
Subdivision	East Gate (ESGT)
City	Garden Grove
County	Orange
Zip Code	92845

Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	Back Yard, Front Yard
Windows	Plantation Shutters

Interior

Interior	Vinyl
Interior Features	Recessed Lighting
Cooling	Central Air

Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Garden Grove Unified
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Additional Information

Date Listed	April 8th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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