

\$995,000 - 1218 French Street, Santa Ana

MLS® #PW25103892

\$995,000

3 Bedroom, 2.00 Bathroom, 1,868 sqft
Residential on 0 Acres

Historic French Park, Santa Ana,

This historic home features impressive preservation and modern upgrades. It sits in Historic French Park, one of Santa Ana's oldest and most cherished neighborhoods. The Hickox House is a Craftsman bungalow built in 1910. The city lists it in their historic property registry. French Park is also a National Historic District. This means the property is eligible for a Mills Act contract.

Step inside to find original white oak and Douglas-fir flooring. First and second-story floors were recently refinished to showcase their timeless beauty. The interior wall paneling, plate and picture rails, and crown molding are original. The kitchen's cabinets, counter tiles, sink, and flour bin are also original. The cabinets were recently painted to maintain the home's early 20th-century design. Double-hung and casement windows were recently painted. The interior wood screens were re-coated and previously fitted with copper mesh. Every double-hung window works, and many have new ropes. The original claw-foot tub is the bathroom's centerpiece, adding period charm. The home has central heating, a Nest thermostat, a whole-house fan, and ceiling fans in many rooms. The electrical system and panel are up-to-date. Owners retrofit the foundation for earthquake safety. The roof on the house and the detached 2-car garage is about six years old. The driveway is only three years old. A basement under the house offers handy



storage. It also gives easy access to plumbing and electrical lines. The building has shingle-siding, copper rain gutters, and downspouts. It also includes a rear porch with French doors. Inside, fresh paint highlights picture rails that add to the vintage style.

The home is minutes from Fourth Street and downtown Santa Ana. The location is ideal for anyone wanting to join a lively neighborhood. Don't miss your chance to own a fine example of Craftsman architectural history in French Park!

Built in 1910

Essential Information

MLS® #	PW25103892
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,868
Acres	0.14
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Matthew Drenner
Listing Office	Real Estate Establishment Inc.

Community Information

Address	1218 French Street
Area	70 - Santa Ana North of First
Subdivision	Historic French Park
City	Santa Ana
County	Orange
Zip Code	92701

Amenities

Utilities	Sewer Connected, Electricity Connected
Parking Spaces	4
Parking	Garage, Driveway
# of Garages	2
Garages	Garage, Driveway
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Wood Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Zero Lot Line
Roof	Composition
Construction	Wood Siding
Foundation	Raised

Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Up, Ceiling Fan(s), Tile Counters
Appliances	Gas Range, Water Heater
Heating	Central
Cooling	Whole House Fan
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Santa Ana Unified
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Additional Information

Date Listed	May 9th, 2025
Days on Market	33
Short Sale	N
RE / Bank Owned	N

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