

\$1,269,900 - 1931 Roanoke Avenue, Tustin

MLS® #PW25117645

\$1,269,900

3 Bedroom, 2.00 Bathroom, 1,268 sqft
Residential on 0 Acres

Tustin Meadows (TM), Tustin,

Tucked behind a charming wood-decked courtyard in the heart of Tustin Meadows, this reimaged farmhouse-inspired gem effortlessly blends rustic warmth with modern sophistication. Every inch of this 3-bed, 2-bath home has been thoughtfully redesignedâ€”from the sunlit interiors to the high-end finishesâ€”creating a space that feels both elevated and inviting. With 1,268 sq ft of living space on a generous 5,000 sq ft lot, itâ€™s the kind of home that makes you slow down, breathe deep, and instantly feel at ease.

Step through the private front courtyard and into a warm, sunlit sanctuary. French doors from the living room open directly to a wood deckâ€”perfect for morning coffee or evening gatherings. Inside, wide-plank oak-style laminate floors flow through open-concept spaces filled with natural light, including a dining area beneath a stunning skylight. The kitchen is a showstopper with custom white oak cabinets, quartz countertops, and sleek finishesâ€”all designed with both style and function in mind. Every detail has been curated, from solid-core Shaker doors to designer-inspired bathrooms. The primary suite is a peaceful haven featuring dual closets and a spa-like bath with champagne gold fixtures, dual shower heads, frameless glass, and a double sink vanityâ€”all tucked behind a modern barn door.

Major upgrades include all-new electrical, a 200-amp solar ready panel, new dual-pane windows, brand-new HVAC system, a 30-year



composition shingle roof, all copper plumbing, all new fixtures, new interior doors and so much more. Peace of mind for years to come. Located in the sought-after Tustin Meadows community, enjoy access to two clubhouses, multiple pools (including a junior Olympic-size pool), playgrounds, parks, and neighborhood events like the iconic 4th of July parade. Just minutes from The District, The Marketplace, and top-rated schools, this home offers both convenience and community. Homes like this donâ€™t come around often. Come see it for yourselfâ€”this is the one youâ€™ve been waiting for. **All Updates done with City Permits and Full Approval**

Built in 1968

Essential Information

MLS® #	PW25117645
Price	\$1,269,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,268
Acres	0.11
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Brian Loyola
Listing Office	Circle Real Estate

Community Information

Address	1931 Roanoke Avenue
Area	71 - Tustin
Subdivision	Tustin Meadows (TM)
City	Tustin
County	Orange

Zip Code 92780

Amenities

Amenities Meeting Room, Pool, Clubhouse, Picnic Area, Playground, Spa/Hot Tub, Sport Court

Utilities Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Parking Spaces 2

Parking Direct Access, Garage, Off Street, Garage Faces Front

of Garages 2

Garages Direct Access, Garage, Off Street, Garage Faces Front

View None

Has Pool Yes

Pool In Ground, Association

Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Stucco, Wood Siding, Copper Plumbing, Drywall

Lot Description Back Yard, Front Yard, Landscaped, Close to Clubhouse, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System

Windows Double Pane Windows, ENERGY STAR Qualified Windows, Low Emissivity Windows, Skylight(s)

Roof Shingle, Composition

Construction Stucco, Wood Siding, Copper Plumbing, Drywall

Foundation Slab

Interior

Interior Laminate, Tile

Interior Features Ceiling Fan(s), Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Primary Suite, Breakfast Bar, Entrance Foyer

Appliances Dishwasher, Disposal, Gas Oven, Microwave, Vented Exhaust Fan, Water To Refrigerator, Water Heater, Built-In Range, ENERGY STAR Qualified Appliances

Heating Central, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas

Cooling Central Air, ENERGY STAR Qualified Equipment

Fireplace Yes

Fireplaces Family Room, Gas, Masonry

of Stories 1

Stories One

School Information

District	Tustin Unified
Elementary	Nelson
Middle	Sycamore
High	Tustin

Additional Information

Date Listed	May 27th, 2025
Days on Market	13
Zoning	R1- SFR
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 10:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.