

\$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 reimagined farmhouse-inspired gem effortlessly blends rustic warmth with modern sophistication. Every inch of this 3-bed, 2-bath home has been thoughtfully redesigned—“from the sunlit interiors to the high-end finishes”—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, it’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 deck—“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 finishes—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 vanity—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



CRMLS

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 don't come around often. Come see it for yourself--this is the one you'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

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